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Flood Impact Risk Assessment

78 Lockwood Road Data Centre

Prepared for: Stack Infrastructure

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Revisions

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01	Draft SSDA Issue	04.07.2025	GF	MB
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1 Executive summary

Stack Infrastructure propose to establish a data centre development at 78 Lockwood Road, Erskine Park. The development is located immediately adjacent to Ropes Creek, which is a major tributary of South Creek, in Penrith City Councils extents. The Ropes Creek catchment has been subject to numerous floodplain investigations and assessments over the last 40 years. This has culminated in the preparation of the currently endorsed *Wianamatta South Creek Catchment Flood Study – Existing Conditions*, prepared for Infrastructure NSW (Advisian, 2022). This flood study has defined the existing flood conditions based on contemporary hydrologic and hydraulic analysis for a range of design flood events, with comparisons to previous calibrations, and also consideration for climate change.

This baseline information has been utilised in this Flood Impact Risk Assessment (FIRA) to determine the flood planning levels for the site as required by the Penrith Development Control Plan 2014 (DCP).

A Flood Level Enquiry was received from Penrith City Council on 17 February 2026 (Appendix C) to confirm the Probable Maximum Flood (PMF) levels for the site based on Authority SSDA review responses received for the development.

This report has been prepared following the requirements of the *Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01* (Department of Planning and Environment, 2023), which confirmed that an existing assessment was the applicable category of assessment for floodplain risk. This establishes the link between the guideline and the DCP relative to additional requirements from the Planning Secretary's Environmental Assessment Requirements (SEARs).

The site has been subject to previous development approvals and bulk earthworks construction. These construction activities have established the industrial allotment in readiness for use based applications, such as the Stack Infrastructure data centre development.

The engineering review of the existing flood study results relative to the site terrain has indicated that the 1% AEP, flood planning levels (1% AEP plus 500mm freeboard) and PMF levels are below the top of bank levels along the eastern boundary.

Table E1 – Flood Levels

Location	1% AEP Flood Elevation (mAHD)	Flood Planning Level (incl. 0.5m freeboard) (mAHD)	Probable Maximum Flood (PMF) (mAHD)
South (Generator Gantry Area)	51.60	52.10	52.40
North (Substation Area)	50.80	51.30	51.90

No buildings are proposed to be constructed below the top of bank alignment of the eastern boundary. Therefore, the development complies with the DCP requirements of being above the flood planning levels.

The civil engineering design drawings prepared for SSDA submission demonstrates that development works will have negligible encroachment within the 1% AEP and PMF extent. The proposed development works will require construction of the eastern circulation roadway within part of the existing embankment, with Figure 4 demonstrating the extent of works within the flood extents.

Thus we consider compliance with the relevant provisions of Penrith DCP and *Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01*.

1.1 Authority Advice

Authority advice was received relating to this Flood Impact Risk Assessment on 22 January 2026. A summary of Authority Advice and the responses to this Authority Advice is shown in Table 1 below.

Table 1 Authority Advice - Flooding

Authority	Description of Advice	ACOR Response
Conservation Programs, Heritage and Regulation Group (CPHR)	CPHR advises that the FIRA has not provided adequate information. Section 4.1 of the FIRA refers to existing Penrith City Council flood studies and describes existing flood behaviour in the vicinity of the proposed development for the 1% Annual Exceedance Probability (AEP). However, the FIRA does not: • assess flood behaviour across the full range of flooding up to and including the probable maximum flood (PMF) • address the post development scenario. No modelling has been undertaken for the post development condition for any of the flood events. Therefore, impacts of the proposed development on flood behaviour cannot be identified • include climate change impacts on flood behaviour. Recommended action: Submit a revised FIRA and prepared in accordance with the Flood Risk Management Guideline <i>LU01 Flood Impact and Risk Assessment</i>. The revised FIRA is to include: • an assessment of flood behaviour for both the existing and post development scenarios for the full range of flooding up to and including the PMF • flood model data presented as maps for both the existing and post development scenario for the full range of flooding • an assessment of climate change impacts on flooding.	Section 7 of this FIRA provides an assessment of the 1% AEP and PMF flood extent relative to the proposed development works and site filling for circulation road construction to demonstrate negligible impact to the food levels. Based on this assessment, and the demonstration that the proposed filling works for the eastern circulation roadway within the 1% AEP flood and PMF extents will be limited to the existing embankment along the eastern boundary, modelling of the post-development scenario should not be required due to the negligible impact on flood extents. Appendix D includes a detailed sketch plan demonstrating these negligible flood impacts during the post-development scenario. The FIRA has been updated to include further information available from Penrith City Council via a Flood Level Enquiry, which provides 1% AEP and PMF levels for the site. It is noted that the site is dictated by flood levels defined by the Wianamatta South Creek Catchment Flood Study (Advisian, 2022) which have been reflected on the assessment of development works relative to the flood extent, illustrated in Figure 4 of this FIRA. This has been confirmed with receipt of the Penrith City Council Flood Level Enquiry included as Appendix C to this FIRA.

Authority	Description of Advice	ACOR Response
		A meeting was held with NSW Marine, Coastal, Estuary and Flood (MCEF) department on 17 June 2026 to discuss these responses and agree in principle that the above-described approach is acceptable for the development.
Penrith City Council	a) The site is flood affected by local overland flow flooding from the local catchment. An extract of the local overland flood flows through the western portion of the site is attached. There is an access road proposed around the eastern side of the generator gantry area that is within the 1%AEP flood affected area of the site. There will be associated retaining walls, footing and/or associated batters associated with any works in this area that are not clearly indicated. It is recommended the generator gantry area and associated service roads and the full extent of any battering or retaining structures required be designed clear of the 1% AEP flood extent. b) It is recommended the DPHI does not support any works or any filling within any portion of the site affected by the 1% AEP. c) An application can be made to Council to obtain Council's current adopted flood extent for the site. A Flood Level Enquiry request is to be made to Council via the Flood Level Information application form which is available from Council's website at the following address: https://www.penrithcity.nsw.gov.au/council/our-organisation/forms?download=797:flood-information-application-form-fy023-24 d) It is recommended that the application demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's LEP and DCP Controls for Flood Liable Lands. In this regard, it is recommended the application address all parts of Clause 5.21 Flood Planning of Penrith Local Environmental Plan 2010	The FIRA has been updated to include further information available from Penrith City Council via a Flood Level Enquiry, which provides 1% AEP and PMF levels for the site to address Council's Response to Submission. Section 7 of this FIRA provides an assessment of the 1% AEP and PMF flood extent relative to the proposed development works and site filling for circulation road construction to demonstrate negligible impact to the food levels. Based on this assessment, and the demonstration that the proposed filling works for the eastern circulation roadway within the 1% AEP flood and PMF extents will be limited to the existing embankment along the eastern boundary, modelling of the post-development scenario should not be required due to the negligible impact on flood extents. We consider this assessment and the development works within the existing embankment and flood extents is consistent with the requirements set out within Penrith DCP Section 3.5.14 and NSW Flood Risk Management Manual.

Authority	Description of Advice	ACOR Response
	and Part C3.5 Flood Planning of Penrith Development Control Plan 2014. e) It is recommended the Overland Flow Flood Impact Assessment Report assess and determine flood behaviour and characteristics under future climate change flooding conditions in accordance with Clause 5.21 Flood Planning of Penrith Local Environmental Plan 2010. The following rainfall increases shall be used as a minimum when assessing the various climate change scenarios: 4.9% (High 2030); 9.1% (Low 2090); 13.9% (Medium 2090) and 18.6% (High 2090). The information held by Council is for the existing situation. Addressing these requirements may result in an increase in extent of the future anticipated/modelled 1% AEP extent affecting the subject site. Any design should take this requirement into consideration. f) To assist with flood modelling, Council's 2D flood model is available for purchase. A link to the application form is provide below: https://www.penrithcity.nsw.gov.au/council/our-organisation/forms?download=798:flood-model-data-application-form-fy023-24 g) Further information regarding Council's Flood Studies is available from Council's website at the following address: https://www.penrithcity.nsw.gov.au/services/other-services/floodplain-management	

2 Introduction

This Flood Impact Risk Assessment has been prepared by ACOR on behalf of STACK Infrastructure to accompany a State Significant Development Application (**SSDA**) for a proposed data centre development at 78 Lockwood Road, Erskine Park (the **site**).

The site is located in the Penrith Local Government Area (**LGA**) and is approximately 40km west of the Sydney Central Business District (**CBD**), 20km west of the Parramatta CBD, and 10km north-east of the future Western Sydney International Airport.

The site is an irregular shaped 7.7-hectare lot bounded to the north by Lenore Drive and to the east by an E2 Environmental Conservation corridor that follows Ropes Creek. The site relies upon access from a cul-de-sac at the eastern end of Lockwood Road at the site's southern boundary. An aerial photograph is provided at Error! Reference source not found..

Figure 1 Aerial Photograph of Site



Source: Urbis GIS, 2025

The project comprises the construction of a data centre development including the following key components:

- Site preparation and bulk earthworks.
- Temporary construction access from Lenore Drive.
- Construction of a three-storey data centre comprising two buildings, with a maximum height of 26.5 metres and a total gross floor area (GFA) of approximately 56,506m², including technical data halls, office and administrative areas, and ancillary circulation space.

- At-grade under-croft car parking (34 spaces) within the building footprint, plus an additional 44 on-site spaces, providing a total of 78 parking spaces.
- Separate generator gantry accommodating 188 backup generators.
- Landscaping and associated public domain works.
- Extension and augmentation of physical infrastructure and utilities as required, including an on-site substation and water storage tanks integrated within the building footprints.
- Off-site works comprising the delivery of two 330kV transmission lines from the TransGrid Sydney West Substation site to the subject site, utilising existing road reserve along Lenore Drive.

3 Response to SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 11 April 2025 issued for the SSDA (**SSD-82211208**). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 2 SEARs Compliance

Item	Description of Requirement	FIRA Section Reference (this Report)
Flood Risk	• Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: ○ flood risks on site having regard to adopted flood studies ○ the potential effects of climate change, and ○ and relevant provisions of the NSW Flood Risk Management Manual. • Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline - LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. • Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Section 6 and 7

An assessment of local overland flow originating from the adjoining western property has been included in the Integrated Water Management Plan and is not within the scope of this report.

4 Reference Material and Legislation

4.1 Adopted Flood Studies

The site is located within the Ropes Creek catchment. Extensive assessment of this catchment has been undertaken by Penrith City Council and Infrastructure NSW to identify flood risk and associated impacts of inundation and hazard. These reports have been updated to reflect changes in the natural and built environment due to development and changed land use over time, which has direct influence on the behaviour of flooding within the Ropes Creek catchment. The currently endorsed floodplain studies include:

- *Wianamatta South Creek Catchment Flood Study – Existing Conditions*, prepared for Infrastructure NSW (Advisian, 2022).
- *South Creek Floodplain Risk Management Study*, prepared for Penrith City Council (Advisian, 2020).
- *South Creek Floodplain Risk Management Plan*, prepared for Penrith City Council (Advisian, 2019).

The *Wianamatta South Creek Catchment Flood Study* (Advisian, 2022) has taken into account the most recently available aerial survey data (LiDAR) obtained in 2019 and also accounted by climate changes to the hydrologic calculations.

These documents have been referred to as the key reference material in preparing this Flood Impact Risk Assessment for 78 Lockwood Road, Erskine Park.

4.2 Legislation

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides a key basis for consent authorities in NSW to potentially require a FIRA. The following legislation, plans and policies are considered relevant in the preparation of this FIRA.

- Environmental Planning and Assessment Act 1979
- Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01 (Department of Planning and Environment, 2023)
- Stormwater Drainage Guidelines for Building Developments (Policy Number ES 002) (Penrith City Council, 2016)
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

5 Detailed Site and Project Descriptions

5.1 Site Description

The site is located at 78 Lockwood Road, Erskine Park, within the Penrith Local Government Area (**LGA**), approximately 40km west of the Sydney Central Business District (**CBD**), 20km west of the Parramatta CBD, and 10km north-east of the future Western Sydney International Airport.

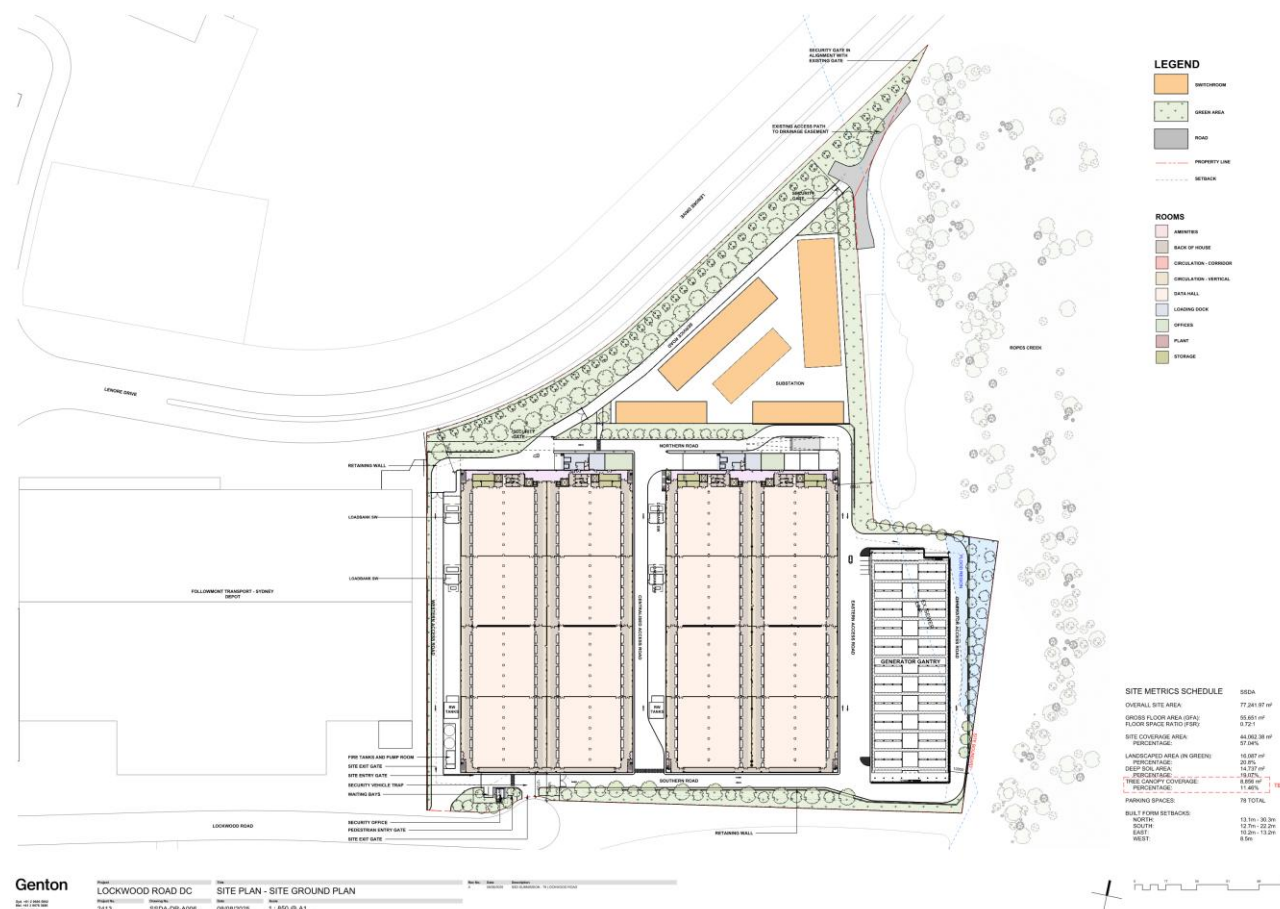
The site is an irregular shaped 7.7-hectare (**ha**) lot bounded to the north by Lenore Drive and to the east by a zoned E2 Environmental Conservation corridor that follows Ropes Creek. It relies upon access from a cul-de-sac at the eastern end of Lockwood Road at the site's southern boundary. An aerial photograph is provided at Error! Reference source not found..

The site is located within the 'Fitzpatrick Industrial Estate', an area of approximately 140-ha of land located on Lenore Drive. The estate is bounded by Ropes Creek to the east, the Erskine Park residential area to the north, and the Sydney Catchment Authority pipeline to the south. The Fitzpatrick Industrial Estate is located within the Western Sydney Employment Area (**WSEA**). The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial lands in the Sydney Metropolitan Area for the next 20 to 30 years.

The site is surrounded by a variety of industrial land use activities and significant transport and utilities infrastructure. Immediate surrounding development includes:

- **North:** The site is bounded to the north by Lenore Drive and the adjacent AutoNexus, a provider of automotive logistics and supply chain solutions. Further afield is the Erskine Park residential area.
- **East:** Ropes Creek adjoins the site to the east. This is zoned E2 – Environmental Conservation. An artificial wetland was established immediately east of the subject property boundary and within this E2 zoned land to support the industrial use of the site which results in stormwater runoff being conveyed to the E2 corridor.
- **South:** The Sydney Catchment Authority Pipeline is located approximately 540 metres to the south.
- **West:** Lot 101 and the remainder of the Fitzpatrick Industrial Estate comprise the surrounding land uses to the west. These include a variety of warehouse and logistics land uses.

Figure 2 Proposed Development Site Plan



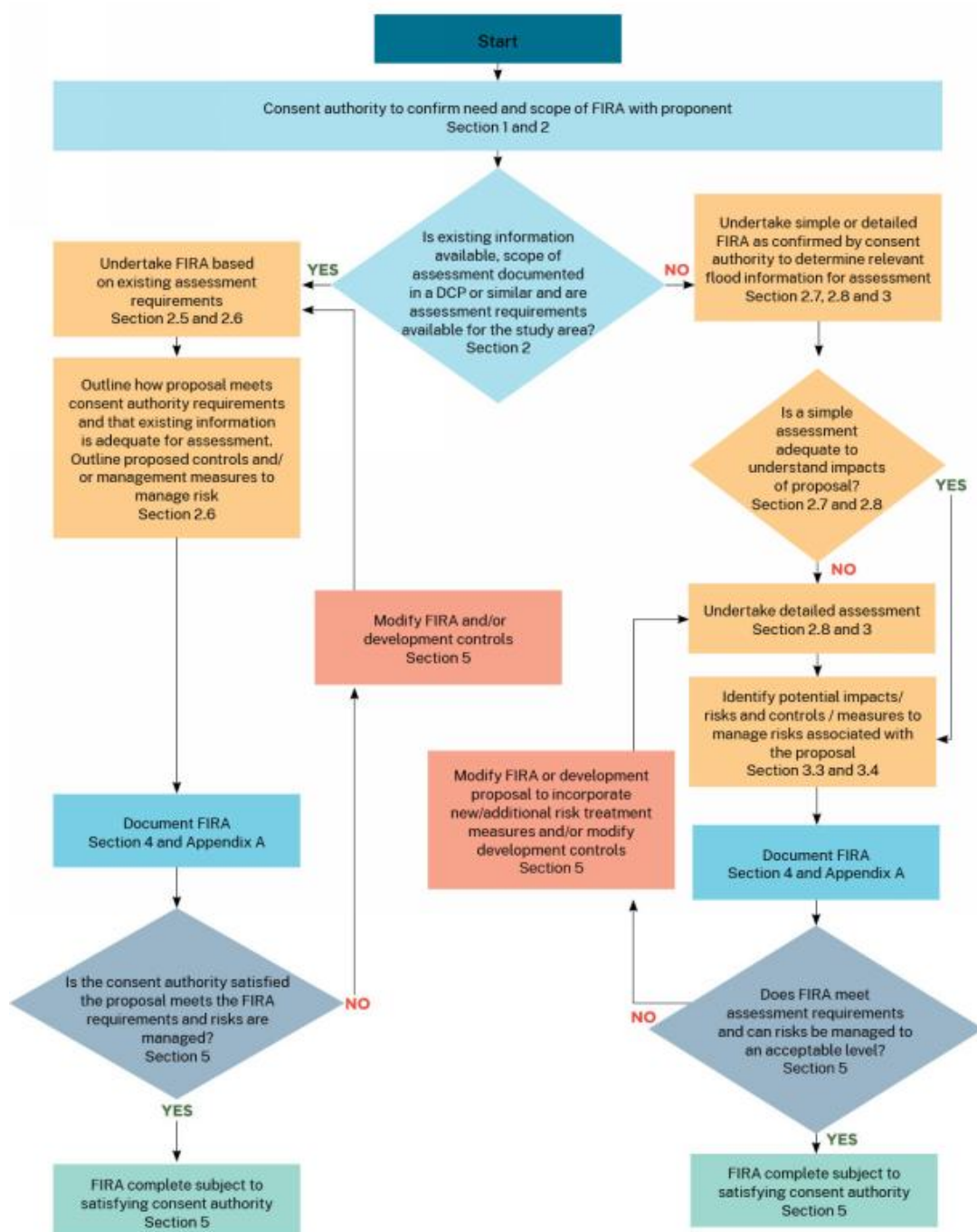
Source: Gengton, 2026

6 Scope of Flood Impact Risk assessment

This report follows the FIRA process defined in *Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01* (Department of Planning and Environment, 2023) (FRMG LU01). The aim is to outline the known flood behaviour, its potential impacts and risks.

Section 1 in FRMG LU01 defines the process to determine the need and scope of a FIRA. The following figure presents the relevant key steps.

Figure 3 Key Steps for Undertaking a Flood Impact and Risk Assessment



Source: Department of Planning and Environment, 2023

Working through the above flow chart, there is existing and extensive flood information available for the study area. The scope of assessment is documented in the Penrith City Council DCP and also the Planning Secretary's Environmental Assessment Requirements (SEARs). This moves the process to the left column of the flow chart process where Section 2.5 and 2.6 of the FRMG LU01 set the FIRA requirements, which is outlined in subsequent sections of this report.

The general considerations of this FIRA require sufficient information to ensure local flood constraints can be managed appropriately. The relevant information has been sourced from the existing and adopted floodplain investigations for Ropes Creek, which detail flood behaviour for standard design flood events ranging from the 10% annual exceedance probability (AEP) through to the probable maximum flood (PMF). The most recently endorsed flood plain investigation also takes into account climate change impacts.

Flood levels for the 1% AEP and PMF events have been obtained from Penrith City Council through a Flood Level Enquiry dated 17 February 2026. This Flood Level Enquiry has been enclosed as Appendix C to this FIRA.

Section 3.5 of the Penrith City Council DCP 2014 defines the local flood planning requirements relative to Section 5.21 of the Penrith Local Environmental Plan 2010 (LEP). The broad requirement for development is to locate development above the determined flood planning level, which is defined in the LEP to be the 1% AEP flood event elevation plus 0.5m freeboard. Therefore, this FIRA must determine the flood planning level that is applicable for the proposed data centre development.

The DCP identifies issues associated with alterations to land below the flood planning level and establishes a set of objectives to protect flood plain behaviour. Critical to this is the maintenance of flood storage volumes and flow conveyance capacity to avoid negative impacts to surrounding land and the wider floodplain.

The DCP also defines the applicable local flood hazard classifications. This has informed the reference flood plain studies that have been relied upon for this FIRA as existing information.

A specific requirement for new industrial development, within the DCP, in addition to floor elevation requirements being at or above the flood planning level, is that the site must have flood safe access and emergency egress.

Section 3.5.14 of the DCP also defines the requirements for filling of land at or below the flood planning level, outlined below:

14) Filling of Land At or Below the Flood Planning Level

a) Council will not grant consent to filling of floodways or high hazard areas. The filling of other land at or below the flood planning level will generally not be supported; however, Council will adopt a merits based approach. In particular, an application to fill land shall also describe the purpose for which the filling is to be undertaken. Council may consider such an application when the following criteria are met:

- i) Flood levels are not increased by more than 0.1m by the proposed filling;*
- ii) Downstream velocities are not increased by more than 10% by the proposed filling;*
- iii) Proposed filling does not redistribute flows by more than 15%;*
- iv) The potential for cumulative effects of possible filling proposals in that area is minimal;*
- v) There are alternative opportunities for flood storage;*
- vi) The development potential of surrounding properties is not adversely affected by the filling proposal;*
- vii) The flood liability of buildings on surrounding properties is not increased; viii) No local drainage flow/runoff problems are created by the filling; and*
- ix) The filling does not occur within the drip line of existing trees*

Section 7 of this report provides an assessment of the 1% AEP and PMF flood extent relative to the proposed development works and site filling for circulation road construction to demonstrate negligible impact to the food levels.

Thus, we consider the potential cumulative effects of possible filling to be minimal to the wider floodplain.

7 Flood Planning levels

The 1% AEP flood and PMF levels for the proposed data centre have been obtained from Penrith City Council through a Flood Level Enquiry dated 17 February, enclosed as Appendix C to this FIRA.

Given the scale of the data centre site, it has been deemed appropriate to nominate two flood planning levels; one for the southern boundary and one for the northern boundary. This is appropriate given the hydraulic gradient of Ropes Creek relative to the eastern boundary length. The following table summarises the basis of the nominated flood planning levels for the site.

Table 3 – Flood Levels

Location	1% AEP Flood Elevation (mAHD)	Flood Planning Level (incl. 0.5m freeboard) (mAHD)	Probable Maximum Flood (PMF) (mAHD)
South (Generator Gantry Area)	51.60	52.10	52.40
North (Substation Area)	50.80	51.30	51.90

The summary of the hydrologic and hydraulic analysis of Ropes Creek indicates that the critical duration design flood event is the 36-hour event for the 1% AEP flood event.

The following figures from the *Wianamatta South Creek Catchment Flood Study* have been included as Appendix A to this FIRA:

- **Figure 4.11** – Validation of Peak 1% AEP Flood Levels Predicted as Part of This Flood Study (2022).
- **Figure 5.13** – Predicted Flood Levels at the Peak of the 1% AEP Flood.
- **Figure 5.21** – Predicted Flood Levels at the Peak of the Probable Maximum Flood.
- **Figure 5.37** – Predicted Depths & Velocities at the Peak of the 1% AEP Flood.
- **Figure 5.45** – Predicted Depths & Velocities at the Peak of the Probable Maximum Flood.
- **Figure 6.5** – Provisional Flood Hazards at the Peak of the 1% AEP Flood.
- **Figure 7.5** – Hydraulic Category Mapping.
- **Figure D2** – 1% AEP Critical Durations

7.1 Assessment of Development Works within the Floodplain

A review of the detailed survey prepared by Total Surveying Solutions, which is enclosed in Appendix B, identifies the following existing levels at the southern and northern extents of the site adjoining Ropes Creek and a comparison to the PMF Levels provided within Penrith City Council's Flood Level Enquiry:

Location	Probable Maximum Flood (PMF) (mAHD)	Existing Survey Level (mAHD)	Difference Between Survey Level and PMF Level (m)
South (Top of Embankment)	52.40	52.75	+0.35
North (Existing Wetland Maintenance Road)	51.90	52.67	+0.67

The comparison between existing survey levels for the site and PMF levels from the Wianamatta South Creek Catchment Flood Study indicates that the PMF extent does not encroach within the northern extent of development works, as the development intends to match into the existing wetland maintenance access road.

Similarly, the existing vegetated embankment in the southern corner of the site has the top of embankment above the PMF level. Thus, the PMF extent does not encroach beyond the embankment and constructed wetland, which provides a physical barrier to flood water.

An overlay of the proposed development works in the south eastern portion of the site relative to the existing survey levels and flood extents has been prepared to assess the impact of the development on the 1% AEP flood and PMF extents, shown in Figure 4 below. A more detailed sketch plan is also attached as Appendix D to this report.

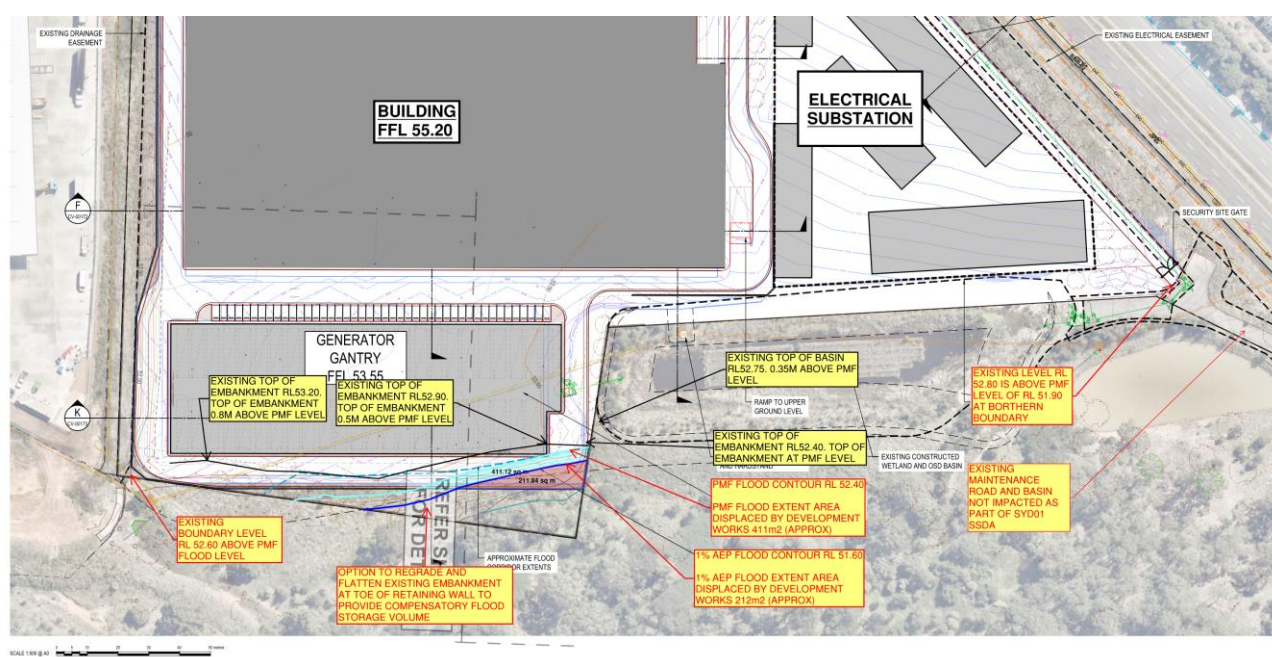
The proposed circulation roadway east of the generator gantry structure will be constructed beyond the top of existing embankment. The 1% AEP flood and PMF extents have been plotted for the worst case flood contours, RL 51.60 and RL 52.40m AHD respectively. The extent of development works within the embankment and each flood extent is estimated below:

- Area of development works within 1% AEP flood extent: 212m²
- Area of development works within PMF extent: 411m²

The encroachment of development works within the above flood extents is limited to the existing vegetated embankment slope. The impact to flood storage and flood behaviour would be negligible due to the minimal displacement of floodwater.

The construction of earthworks and retaining structures adjacent or within the floodplain would require compliance with the NSW Flood Risk Management Manual to be able to withstand the forces of floodwater. This would be managed through stabilisation and vegetation of earthworks and use of rigid cantilever retaining structures founded to a sufficient depth to avoid being undermined by floodwater or groundwater seepage during periods of significant rainfall.

Figure 4 Development Works within 1% AEP Flood and PMF Extents



7.2 Flood Impact and Risk assessment Report Requirements

Section 4 of the FRMG LU01 indicates that where flood information exists that it is appropriate for the FIRA to be a short form report to support a development proposal. Consequently the reporting and analysis is to be specific to establishing the flood planning level from the currently endorsed flood information for the site.

8 Conclusion

The proposed data centre development at 78 Lockwood Road, Erskine Park has been identified to be subject to flood inundation in the *Wianamatta South Creek Catchment Flood Study* (Advisian, 2022). It was therefore required that this FIRA be prepared to assess the requirements of the Penrith Development Control Plan 2014 to establish the flood planning levels for the development. The nominated flood planning levels (1% AEP plus 500mm freeboard) for the site have been set at RL52.10m AHD and RL51.30m AHD for the southern and northern sections of the site, respectively.

The assessment of the proposed development works and site filling relative to the current 1% AEP and PMF flood extents identifies a minor encroachment within these flood events. Figure 4 of this FIRA quantifies the extent of filling as minor and can be demonstrated that such works will have negligible impact to the floodplain.

This FIRA confirms the suitability of the proposed data centre development with respect to flooding and associated risks.

9 Appendix A – Flood Map Extracts

FIGURE 4.11

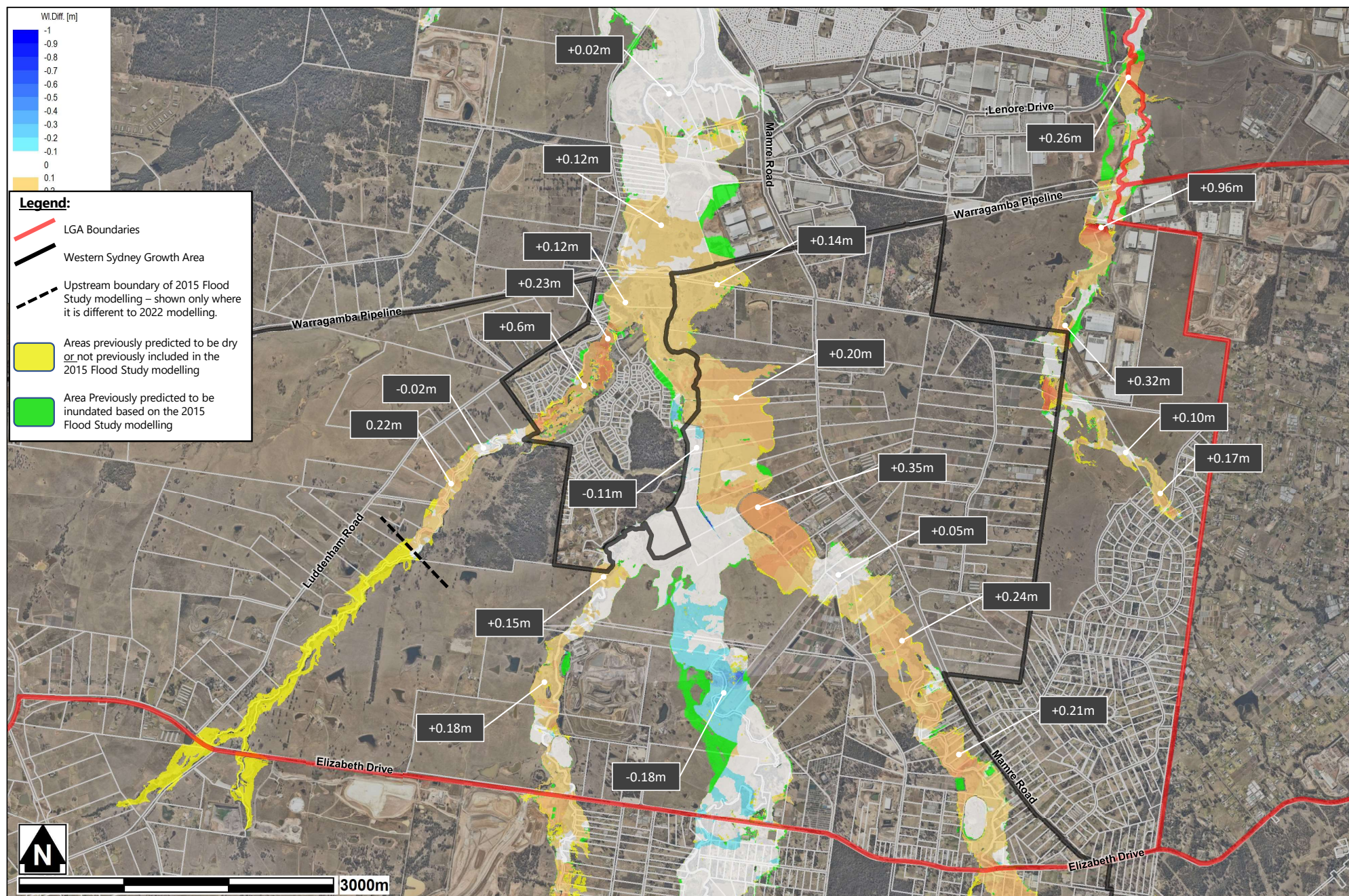
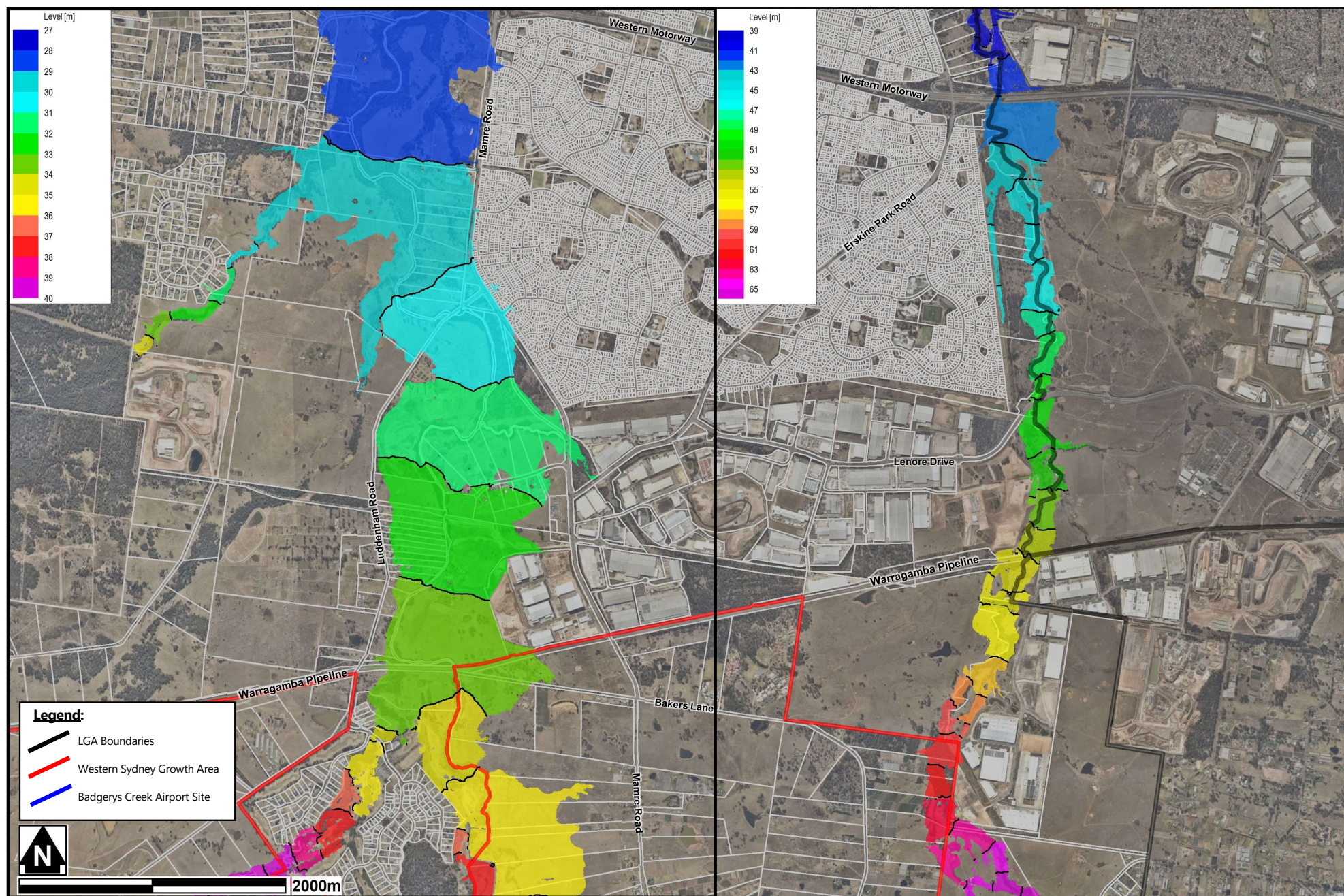


FIGURE 5.13



Note:

Peak 1% AEP flood levels are based on a 'Peak-of-Peaks' surface generated from simulations of 2, 9 and 36 hour duration 1% AEP events.

FIGURE 5.21

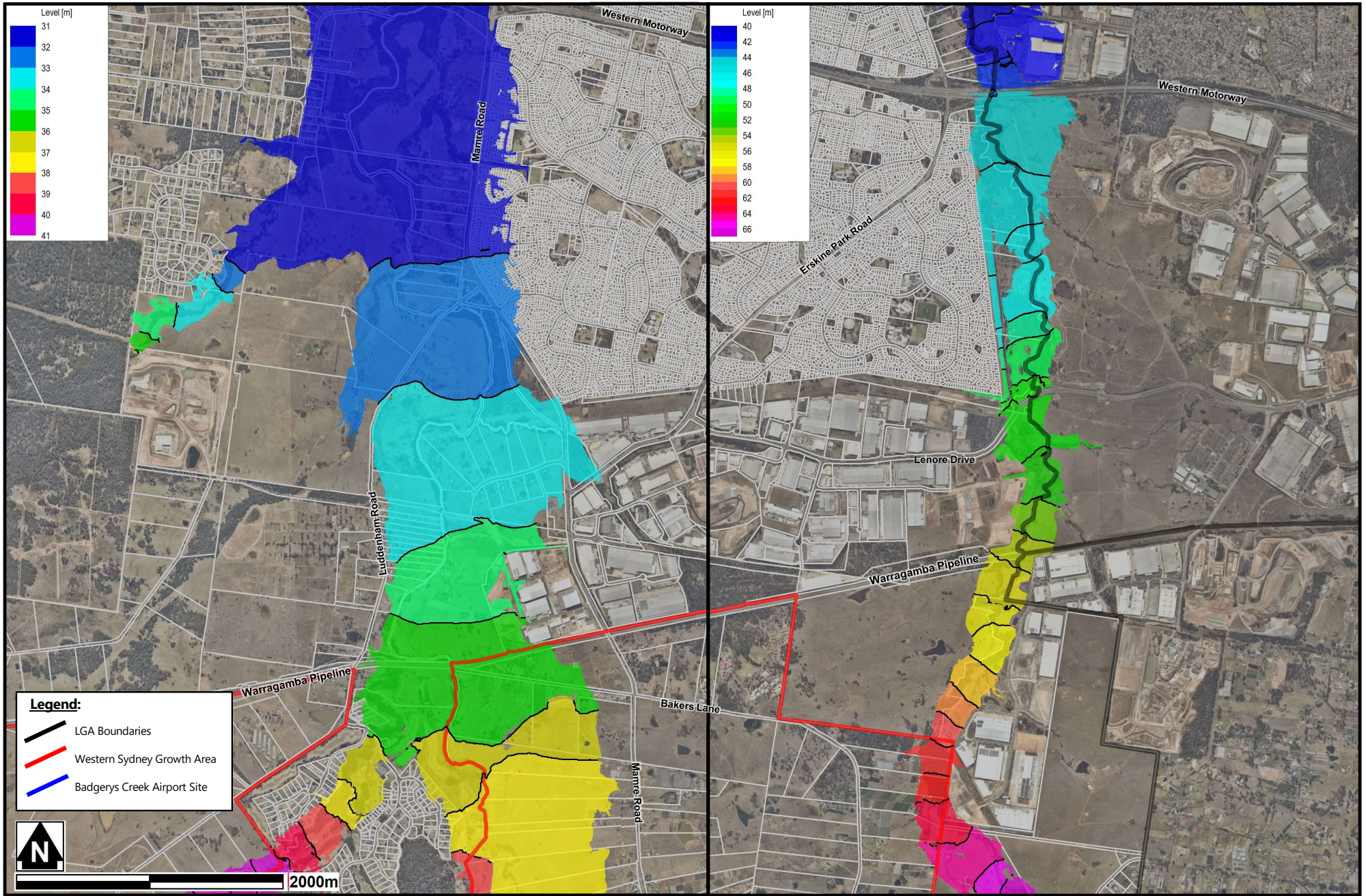
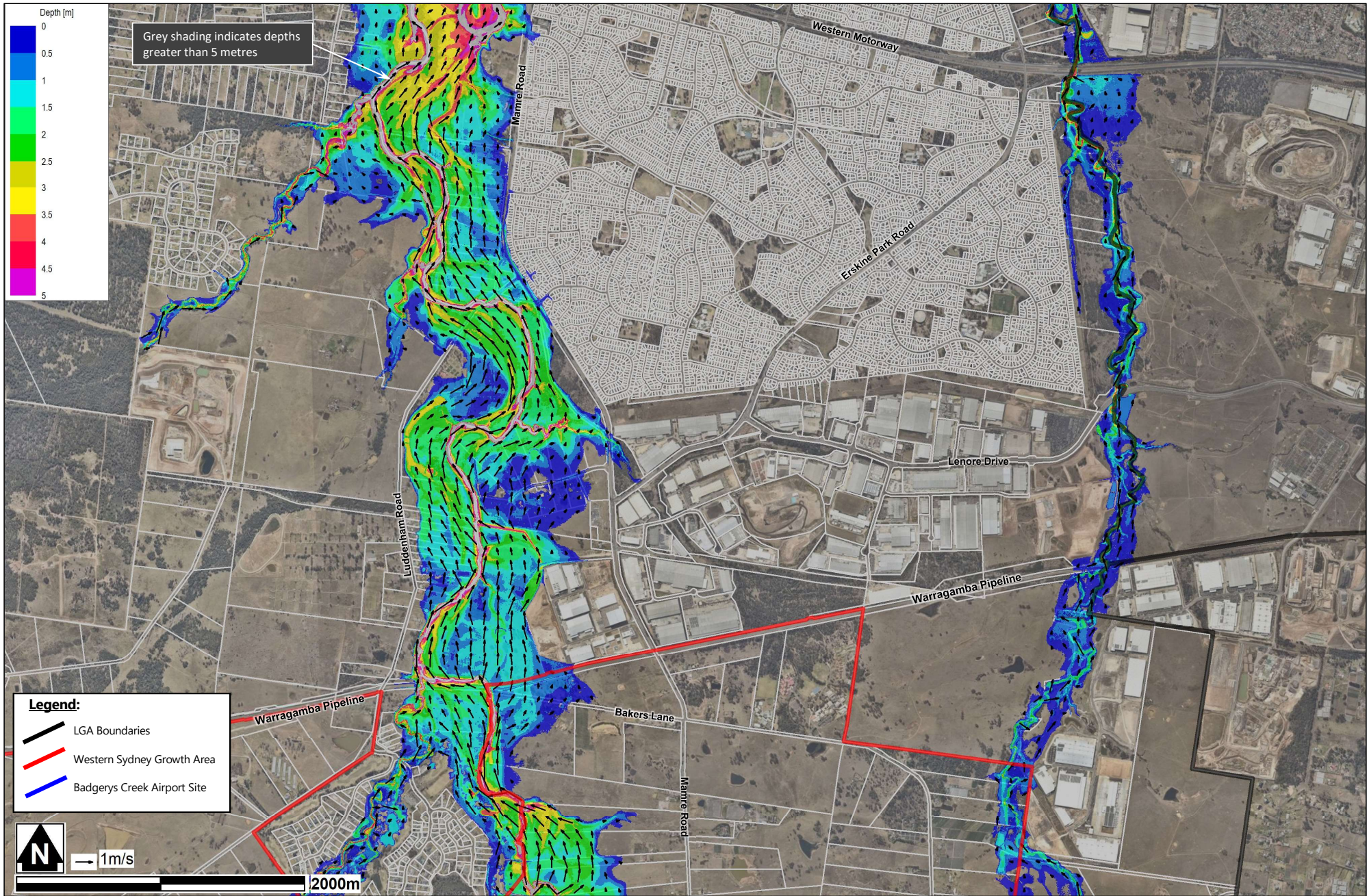


FIGURE 5.37



Note:

Peak 1% AEP flood depths and velocity vectors are based on a 'Peak-of-Peaks' surface generated from simulations of 2, 9 and 36 hour duration 1% AEP events.

FIGURE 5.45

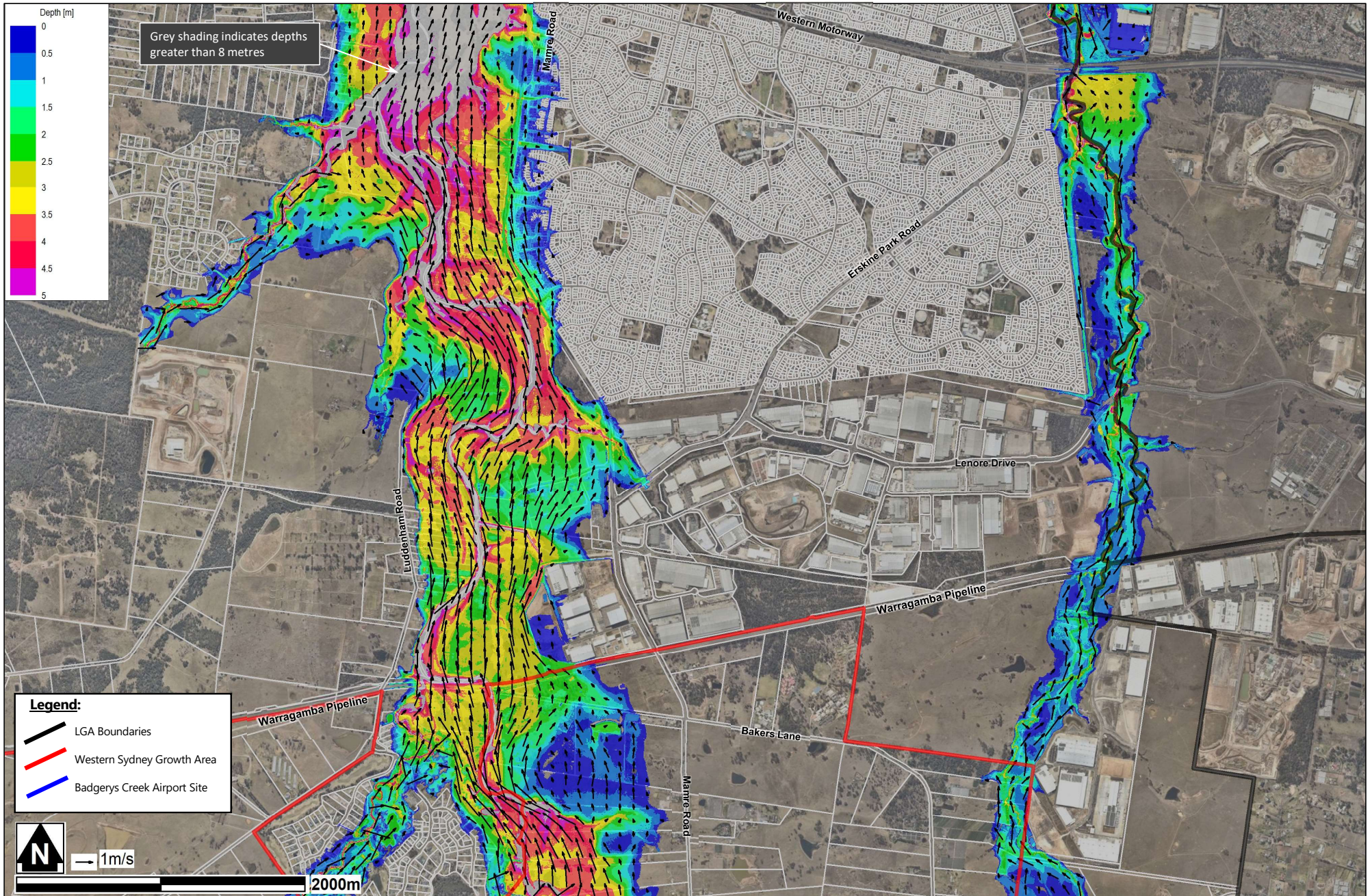
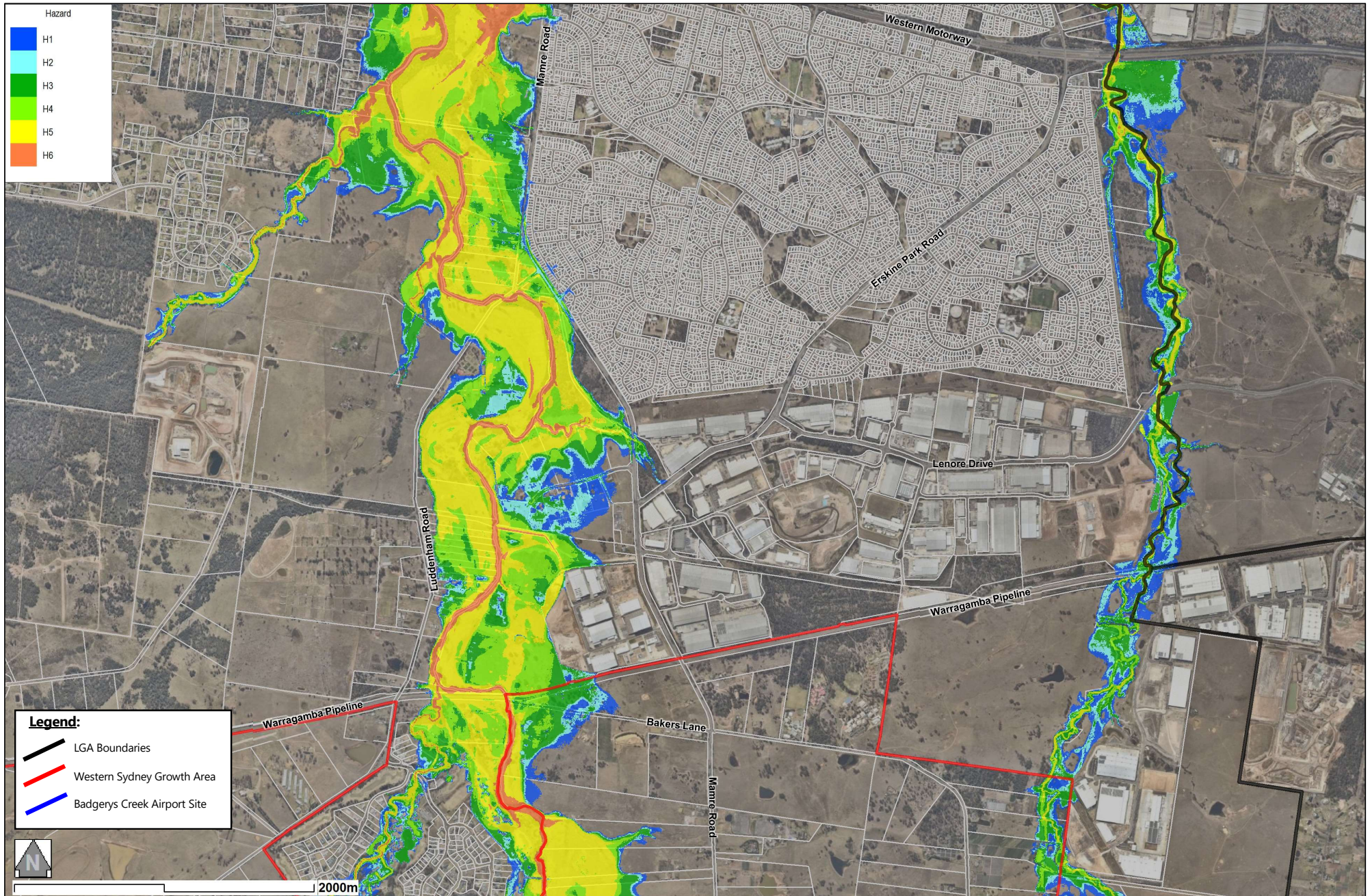


FIGURE 6.5



Note:

The 1% AEP provisional flood hazard mapping is based on a 'Peak-of-Peaks' surface generated from simulations of 2, 9 and 36 hour duration 1% AEP events.

**PROVISIONAL FLOOD HAZARDS AT THE
PEAK OF THE 1% AEP FLOOD**
[BASE CASE - EXTENT 5 of 8]

FIGURE 7.5

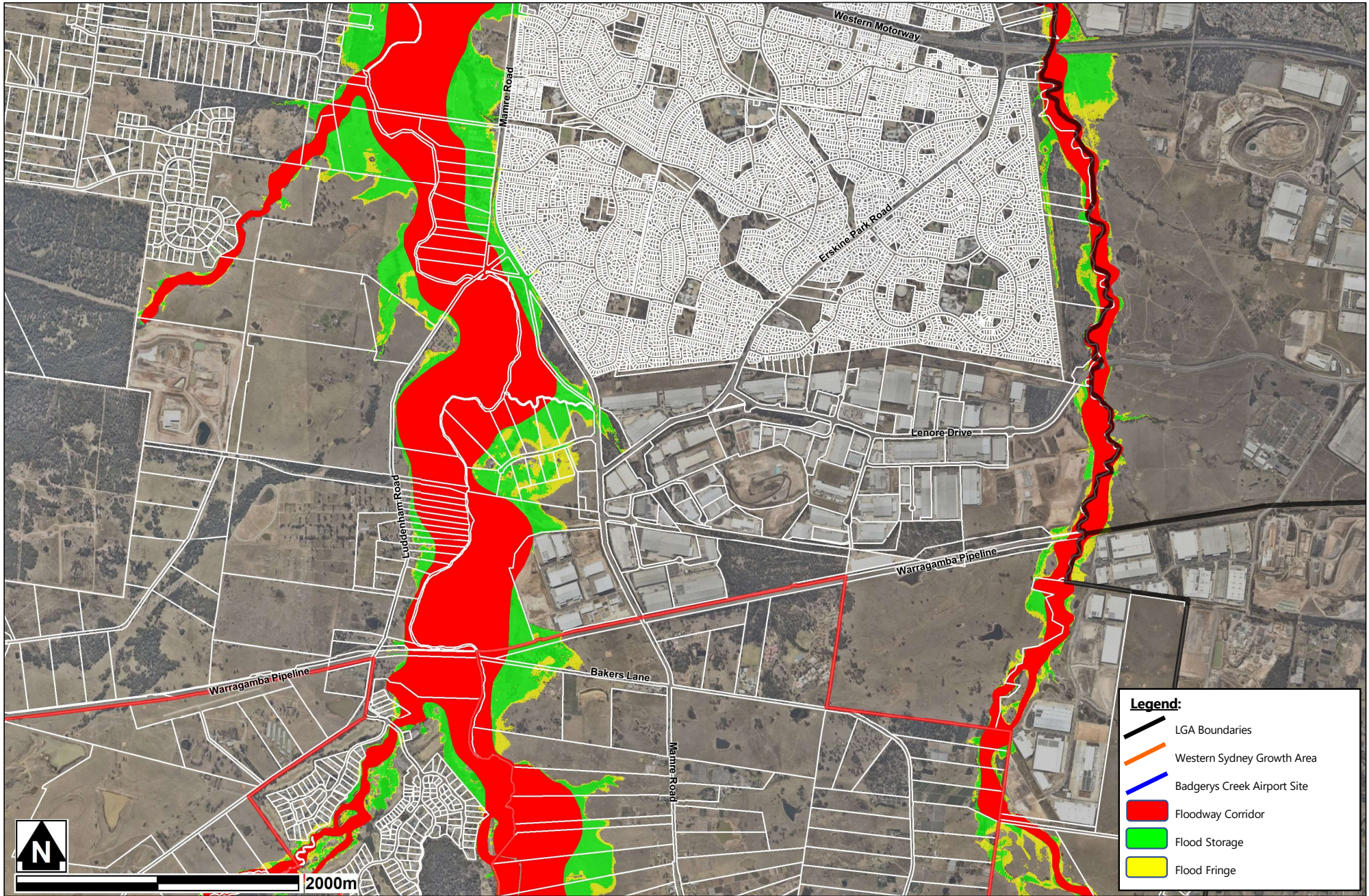


FIGURE 8.5

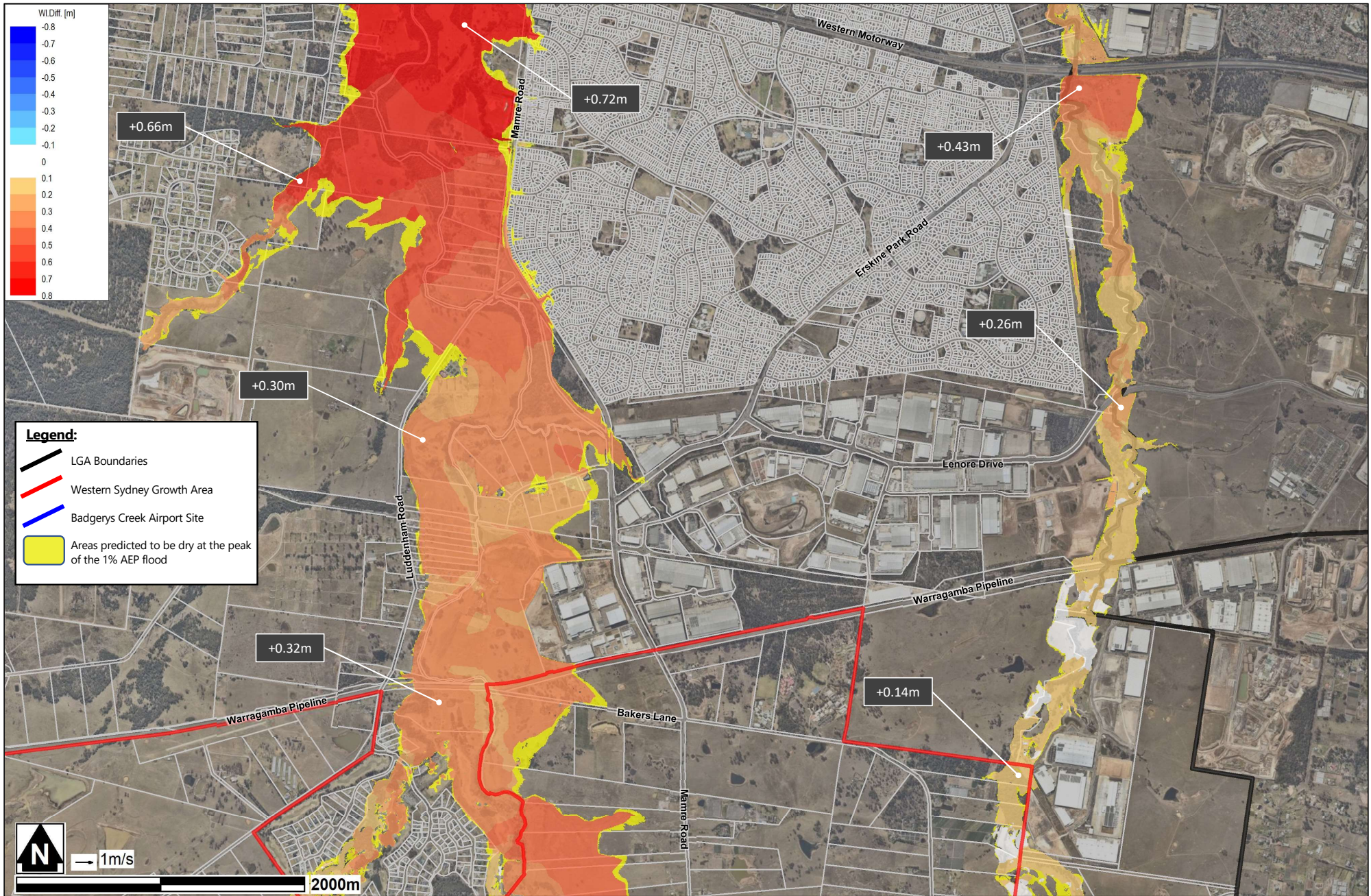
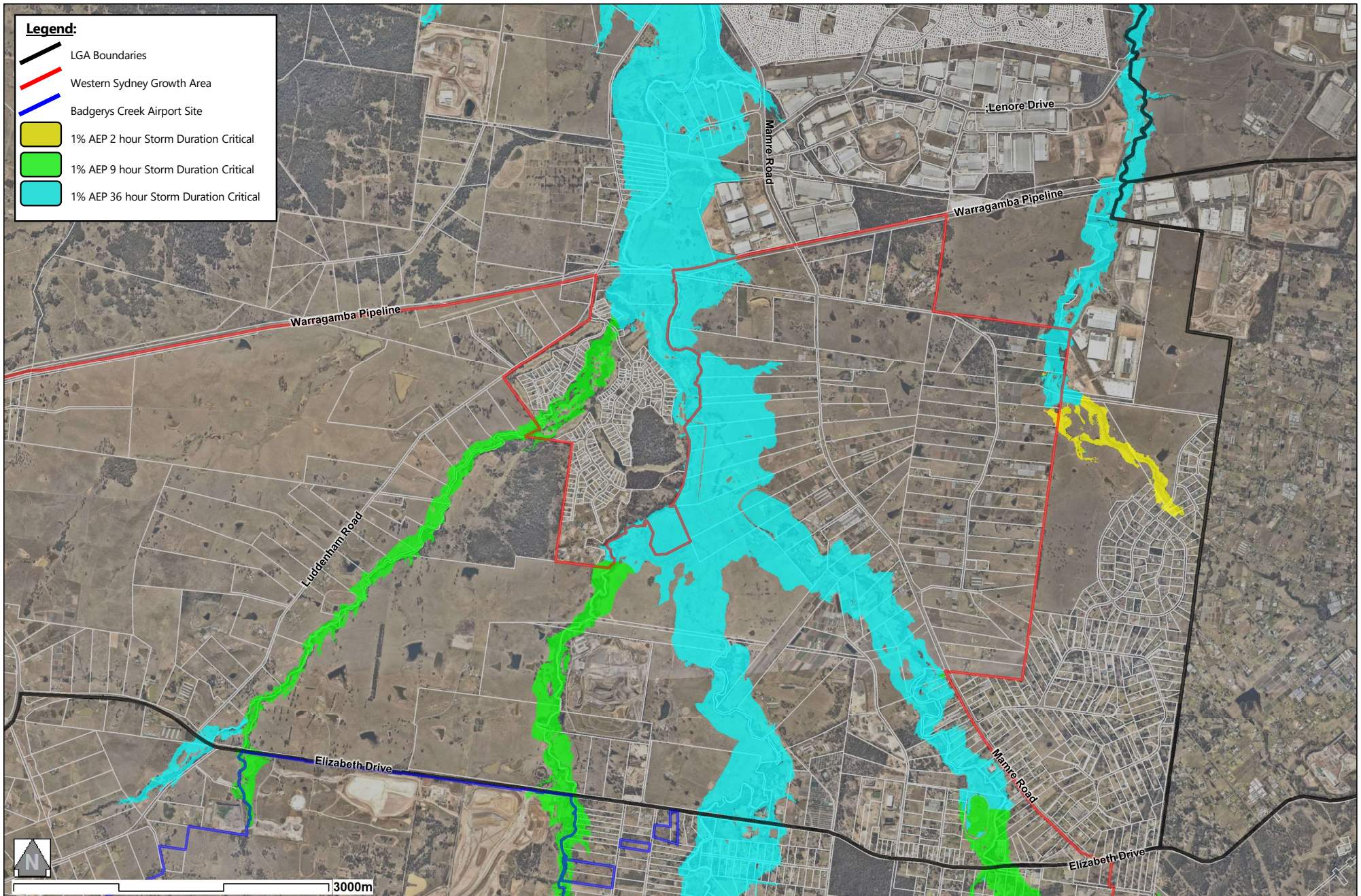


FIGURE D2



10 Appendix B – Site Survey

NOTE:

BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 7/11/2024.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SS 159156 WITH RL 60.985 (AHD).

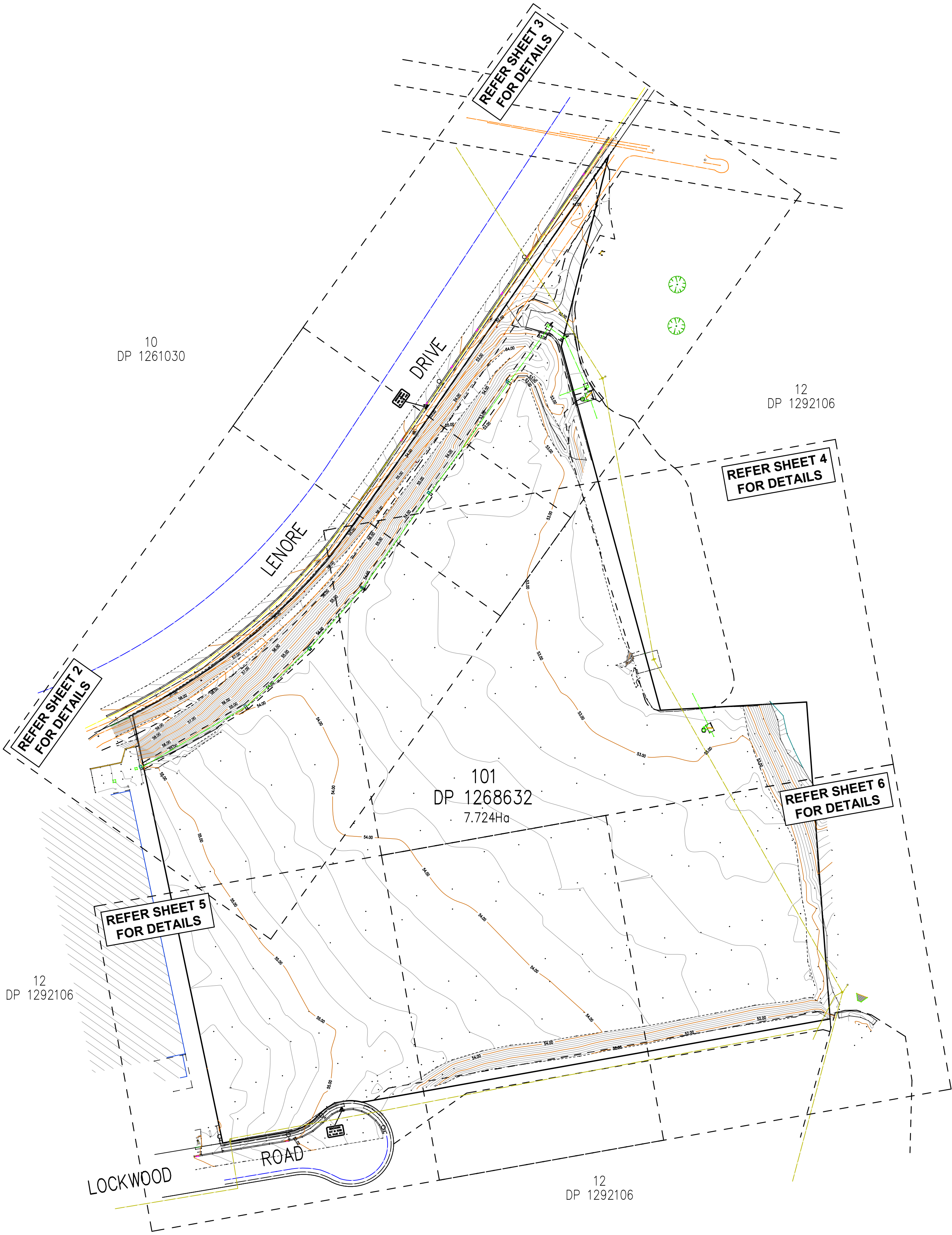
DATUM: MGA2020 ZONE 56 GDA2020.
ORIGIN OF DATUM: SCIMS (SSM 205625).
SCIMS SURVEY MARK REPORT AS AT: 7/11/2024.

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

TREE DIMENSIONS ARE APPROXIMATE ONLY.

NOTATIONS ON THE TITLE TO THE LAND.
[A] EASEMENT FOR OVERHEAD POWER LINES 35 METRES WIDE
[F] EASEMENT FOR TRANSMISSION LINE (U399609)
[EE] EASEMENT FOR UNDERGROUND CABLES 9 METRES WIDE AND VARIABLE (AQ889589)
[EW3] EASEMENT TO DRAIN WATER 8.8 METRES WIDE AND VARIABLE WIDTH (DP1268632)
[EW5] EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1268632)
[EW7] EASEMENT TO DRAIN WATER 3.5 METRES WIDE (DP1268632)
[EW8] EASEMENT TO DRAIN WATER 3 METRES WIDE (DP1268632)
[JJ1] RESTRICTIONS ON THE USE OF LAND (DP1268632)
[KK1] POSITIVE COVENANT (DP1268632)
[JJ2] RESTRICTIONS ON THE USE OF LAND (DP1268632)
[KK2] POSITIVE COVENANT (DP1268632)
[RA1] RIGHT OF ACCESS VARIABLE WIDTH (DP1268632)
[EWX] POSITIVE COVENANT (DP1268632)
[RA2] RIGHT OF ACCESS VARIABLE WIDTH (DP1268632)



LOCATING QUALITY LEVEL DESCRIPTION

QUALITY LEVEL A	VISUALISATION / CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NON-DESTRUCTIVE DIGGING METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES. RECOMMENDED QUALITY LEVEL PRIOR TO CONSTRUCTION OR EXCAVATION.
QUALITY LEVEL B	LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATING RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY LEVEL B IS 300mm FOR POSITION AND 500mm FOR DEPTH.
QUALITY LEVEL C	SERVICES MARKED OUT USING ONLY SURFACE FEATURES IN THE FIELD. SURFACE FEATURES INCLUDE HYDRANTS, GAS MARKERS, PITS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE ATTAINED FROM QUALITY LEVEL C.
QUALITY LEVEL D	SERVICES MARKED OUT USING DBYD PLANS ONLY. OFFSETS ON PLANS CAN BE USED TO OBTAIN SUCH INDICATION OF SERVICES IN THE FIELD, BUT NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN FROM QUALITY LEVEL D.

NOTE:

ALL SERVICE LINES SHOWN ARE APPROXIMATE & HAVE BEEN TRACED USING DBYD INFORMATION UNLESS OTHERWISE NOTED AS SUCH ON THE PLAN. THE SERVICE LINES SHOULD BE USED AS AN INDICATION ONLY.

SERVICE LOCATING LINETYPE LEGEND

UE	ELECTRICITY
UF	FIRE SERVICE
UG	GAS SERVICE
US	SEWER MAIN
USW	STORMWATER LINE
UT	TELECOMMUNICATIONS
UOF	OPTICAL FIBRE
UU	UNKNOWN SERVICE
UW	WATER MAIN



The boundaries within this plan have been signed by:
Richard Abbott
Registered Surveyor
Nº 9057

POINT SUFFIX LEGEND

EB - EDGE OF BITUMEN	WB - BOTTOM OF WINDOW	TEL - TELSTRA PIT	(-0.20A) - UTILITIES DEPTH & CLASS
TB - TOP OF BANK	EV - EAVES	INV - INVERT LEVEL	ELEC - ELECTRICAL PIT
BB - BOTTOM OF BANK	RR - ROOF RIDGE	WM - WATER METER	PP - POWER POLE
WT - TOP OF WINDOW	FL - FLOOR LEVEL	SV - STOP VALVE	BM - BENCHMARK
			Ø 4/S10/H16 - DIAMETER/SPREAD/HEIGHT

SYMBOL LEGEND

BM BENCHMARK	SIP SEWER INSPECTION PIT	STAY POLE	NBN PIT
EBOX ELECTRICAL BOX	FH FIRE HYDRANT	G GAS VALVE	SMH SEWER MANHOLE
LP LIGHT POLE	TL TRAFFIC LIGHT	W WATER VALVE	SV STOP VALVE
PP POWER POLE	TS TRAFFIC SIGNAL BOX	VENT SEWER VENT	HYD WATER HYDRANT
FHR FIRE HOSE REEL	TAP WATER TAP	MH MANHOLE	WM WATER METER
DP DOWN PIPE	STATE SURVEY MARK	OPTUS PIT	GM GAS METER
UNIDENTIFIED POLE	MAILBOX	COMMS PIT	ANT ANTENNA
PARKING METER	TELSTRA PILLAR	TELSTRA PIT	ATM
SIGN POST	BORE HOLE	ELECTRICITY PIT	BOL BOLLARD
	EOT END OF TRACE	CAMERA	AIR CONDITIONER



TSS TOTAL SURVEYING SOLUTIONS

CLIENT:

STACK INFRASTRUCTURE

JOB No:

240782

ADDRESS:

78 LOCKWOOD ROAD, EASTERN CREEK

TITLE:

PLAN SHOWING
DETAIL & LEVELS OVER
LOT 101 IN DP1268632

DRAWING NUMBER

240782-2

DATUM

AHD

SCALE

1:1250

SHEET

1/6

SOURCE

SSM159156

CONTOUR INTERVAL

0.2m MINOR / 1m MAJOR

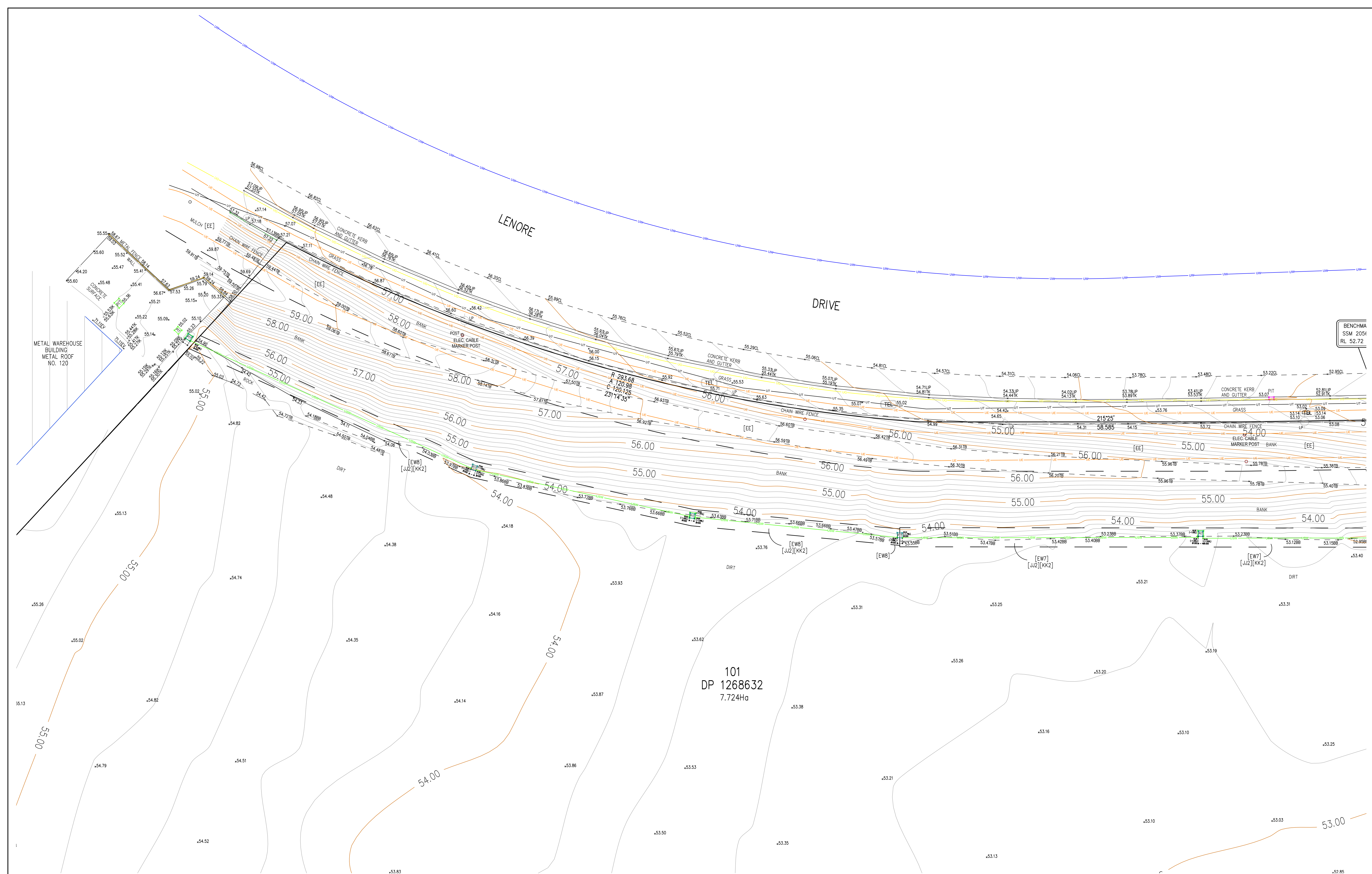
LGA

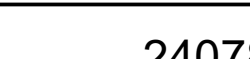
PENRITH

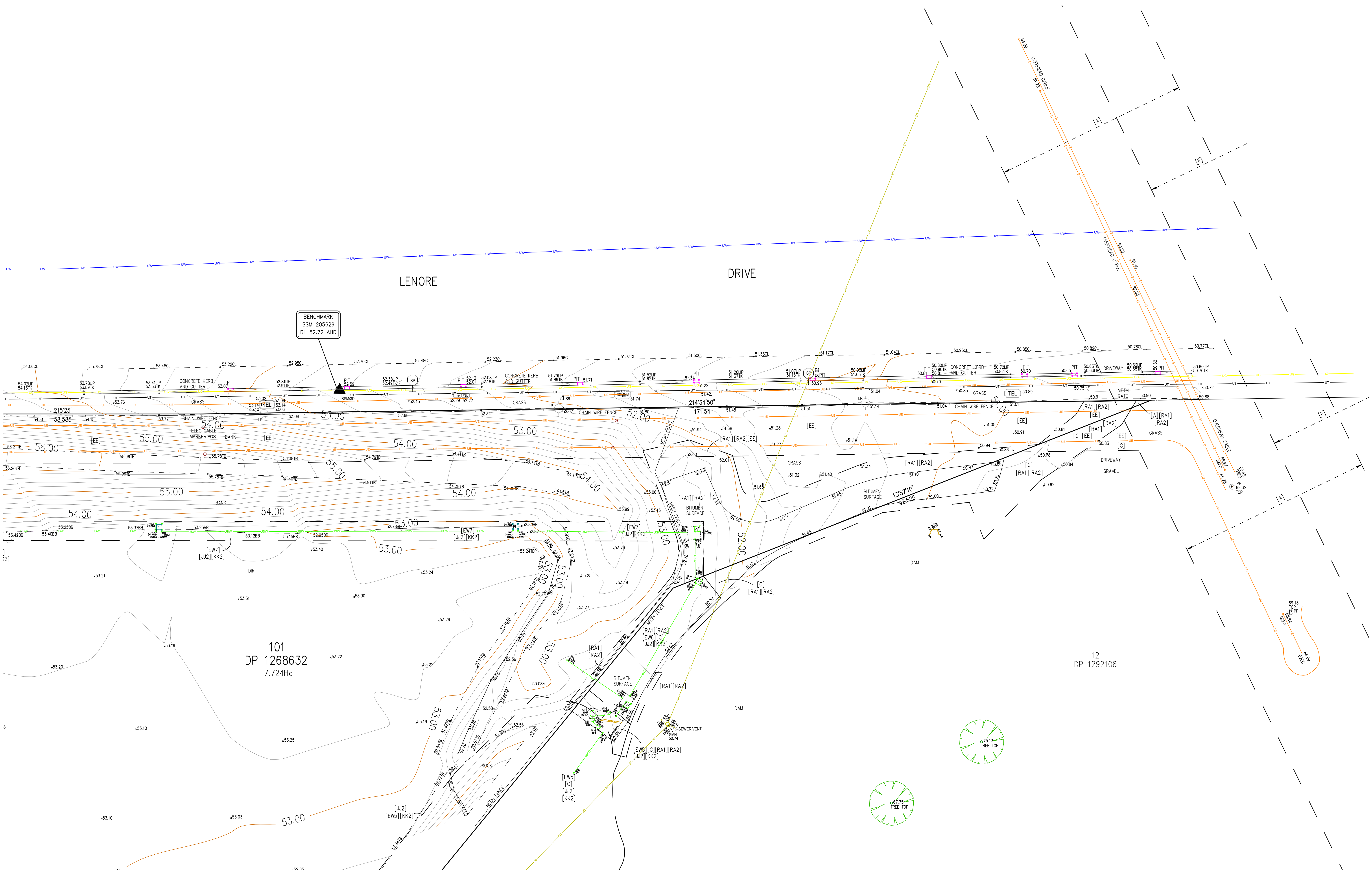
REV.

1

A1



POINT SUFFIX LEGEND				SYMBOL LEGEND				TSS TOTAL SURVEYING SOLUTIONS STACK INFRASTRUCTURE				JOB No:	240782		DRAWING NUMBER		LGA						
EB - EDGE OF BITUMEN TB - TOP OF BANK BB - BOTTOM OF BANK WT - TOP OF WINDOW				WB - BOTTOM OF WINDOW EV - EAVES RR - ROOF RIDGE FL - FLOOR LEVEL								TEL - TELSTRA PIT INV - INVERT LEVEL WM - WATER METER SV - STOP VALVE				(-0.20A) - UTILITIES DEPTH & CLASS ELEC - ELECTRICAL PIT PP - POWER POLE BM - BENCHMARK Ø4.5/10/H16 - DIAMETER/SPREAD/HEIGHT				240782-2		PENRITH	
																CONTOUR INTERVAL		0.2m MINOR / 1m MAJOR					
1 18/01/2026 UNDERGROUND SERVICE INFORMATION ADDED JF												ADDRESS:	78 LOCKWOOD ROAD, EASTERN CREEK		DATUM	SOURCE	REV.		A1				
0 18/11/2024 FIRST ISSUE BN RA												TITLE:	PLAN SHOWING DETAIL & LEVELS OVER LOT 101 IN DP1268632		AHD	SSM159156	 MGA	1					
REV DATE DESCRIPTION DRAWN CHECKED													SCALE										
														1:300									
														SHEET									
														2/6									



POINT SUFFIX LEGEND			
EB - EDGE OF BITUMEN	WB - BOTTOM OF WINDOW	TEL - TELSTRA PIT	(-0.20A) - UTILITIES DEPTH & CLASS
TB - TOP OF BANK	EV - EAVES	INV - INVERT LEVEL	PP - POWER POLE
BB - BOTTOM OF BANK	RR - ROOF RIDGE	WM - WATER METER	BM - BENCHMARK
WT - TOP OF WINDOW	FL - FLOOR LEVEL	SV - STOP VALVE	Ø4/S10/H16 - DIAMETER/SPREAD/HEIGHT

1	18/01/2026	UNDERGROUND SERVICE INFORMATION ADDED	JF	
0	18/11/2024	FIRST ISSUE	BN	RA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

SYMBOL LEGEND			
	BM BENCH MARK		SIP SEWER INSPECTION PIT
	EBOX ELECTRICAL BOX		FH FIRE HYDRANT
	LP LIGHT POLE		TL TRAFFIC LIGHT
	PP POWER POLE		TS TRAFFIC SIGNAL BOX
	SURVEY MARK		TAP WATER TAP
	FHR FIRE HOSE REEL		STATE SURVEY MARK
	DP DOWN PIPE		MAILBOX
	UNIDENTIFIED POLE		TPIL TELSTRA PILLAR
	PM PARKING METER		BH BORE HOLE
	SP SIGN POST		EOT END OF TRACE
	G STAY POLE		W GAS VALVE
	W WATER VALVE		VENT SEWER VENT
	MH MANHOLE		OPTUS PIT
	COMMS PIT		TEL TELSTRA PIT
	ELEC ELECTRICITY PIT		CAM CAMERA
	SMH SEWER MANHOLE		NBN PIT
	SV STOP VALVE		HYD WATER HYDRANT
	WM WATER METER		GM GAS METER
	ANT ANTENNA		ATM
	BOL BOLLARD		AIR AIR CONDITIONER

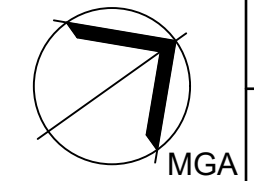


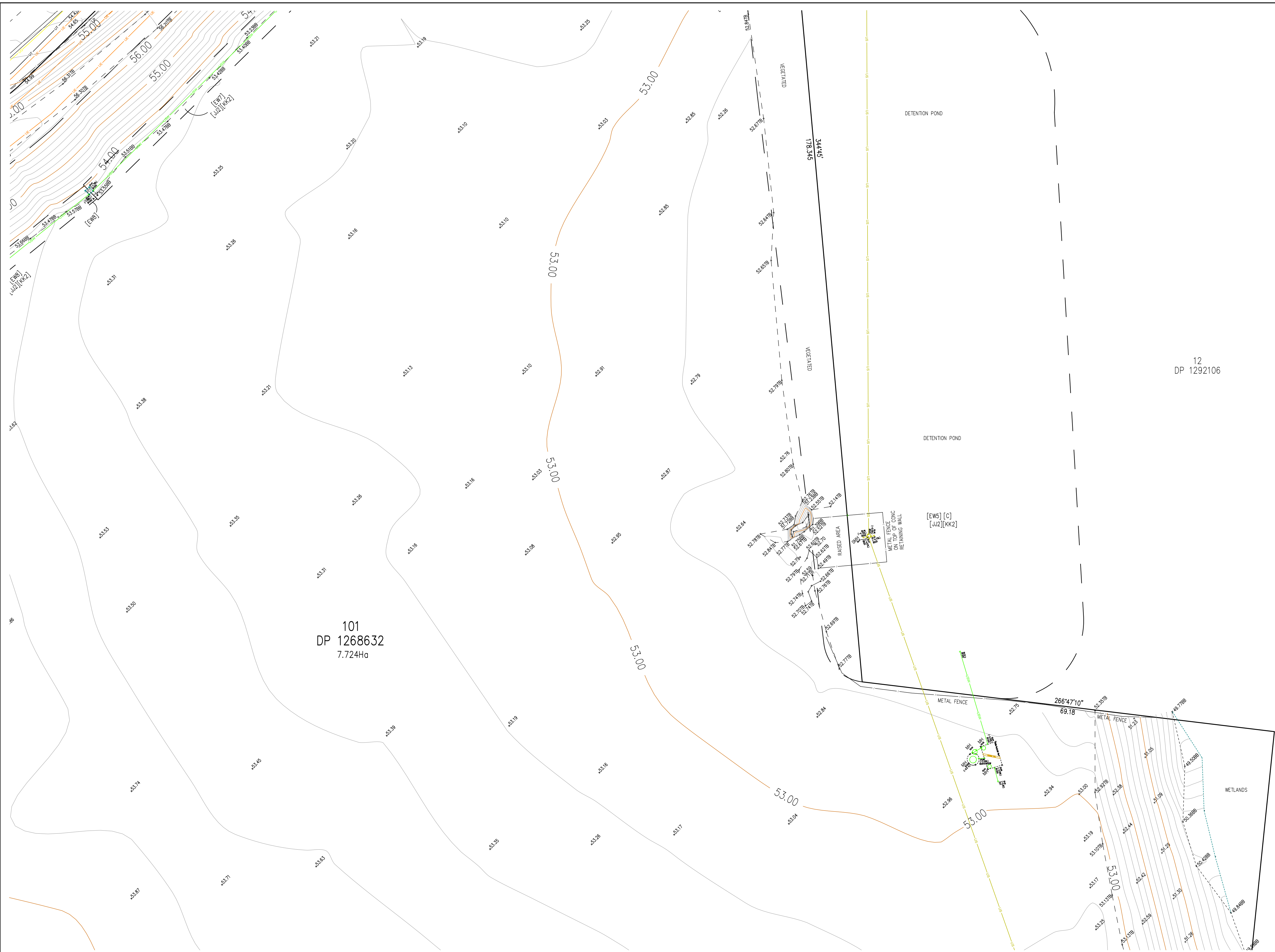
TSS TOTAL SURVEYING SOLUTIONS

CLIENT:

STACK INFRASTRUCTURE

JOB No:	240782
ADDRESS:	78 LOCKWOOD ROAD, EASTERN CREEK
TITLE:	PLAN SHOWING DETAIL & LEVELS OVER LOT 101 IN DP1268632

DRAWING NUMBER		LGA	
240782-2		PENRITH	
DATUM AHD	SOURCE SSM159156	CONTOUR INTERVAL 0.2m MINOR / 1m MAJOR	
SCALE 1:300	 MGA	REV.	A1
SHEET 3/6		1	



POINT SUFFIX LEGEND			
EB - EDGE OF BITUMEN	WB - BOTTOM OF WINDOW	TEL - TELSTRA PIT	(-0.20A) - UTILITIES DEPTH & CLASS
TB - TOP OF BANK	EV - EAVES	INV - INVERT LEVEL	ELEC - ELECTRICAL PIT
BB - BOTTOM OF BANK	RR - ROOF RIDGE	WM - WATER METER	PP - POWER POLE
WT - TOP OF WINDOW	FL - FLOOR LEVEL	SV - STOP VALVE	BM - BENCHMARK
			Ø 4/S10/H16 - DIAMETER/SPREAD/HEIGHT

1	18/01/2026	UNDERGROUND SERVICE INFORMATION ADDED	JF	
0	18/11/2024	FIRST ISSUE	BN	RA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

SYMBOL LEGEND			
▲ BM BENCHMARK	⊙ SIP SEWER INSPECTION PIT	⊙ G STAY POLE	⊙ NBN PIT
⊠ EBOX ELECTRICAL BOX	● FH FIRE HYDRANT	⊙ W GAS VALVE	⊙ SMH SEWER MANHOLE
⊙ LP LIGHT POLE	⊙ TL TRAFFIC LIGHT	⊙ V VENT	⊙ SV STOP VALVE
⊙ PP POWER POLE	⊙ TS TRAFFIC SIGNAL BOX	⊙ MH MANHOLE	⊙ HYD WATER HYDRANT
⊙ FHR FIRE HOSE REEL	⊙ TAP WATER TAP	⊙ OPT OPTUS PIT	⊙ WM WATER METER
⊙ DP DOWN PIPE	⊙ STATE SURVEY MARK	⊙ COM COMMS PIT	⊙ GM GAS METER
⊙ UNIDENTIFIED POLE	⊙ MAILBOX	⊙ TEL TELSTRA PIT	⊙ ANT ANTENNA
⊙ PARKING METER	⊙ TPIL TELSTRA PILLAR	⊙ ELEC ELECTRICITY PIT	⊙ ATM ATM
⊙ SIGN POST	⊙ BH BORE HOLE	⊙ CAM CAMERA	● BOL BOLLARD
	⊙ EOT END OF TRACE		⊙ AIR AIR CONDITIONER

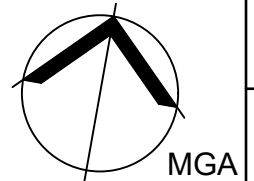


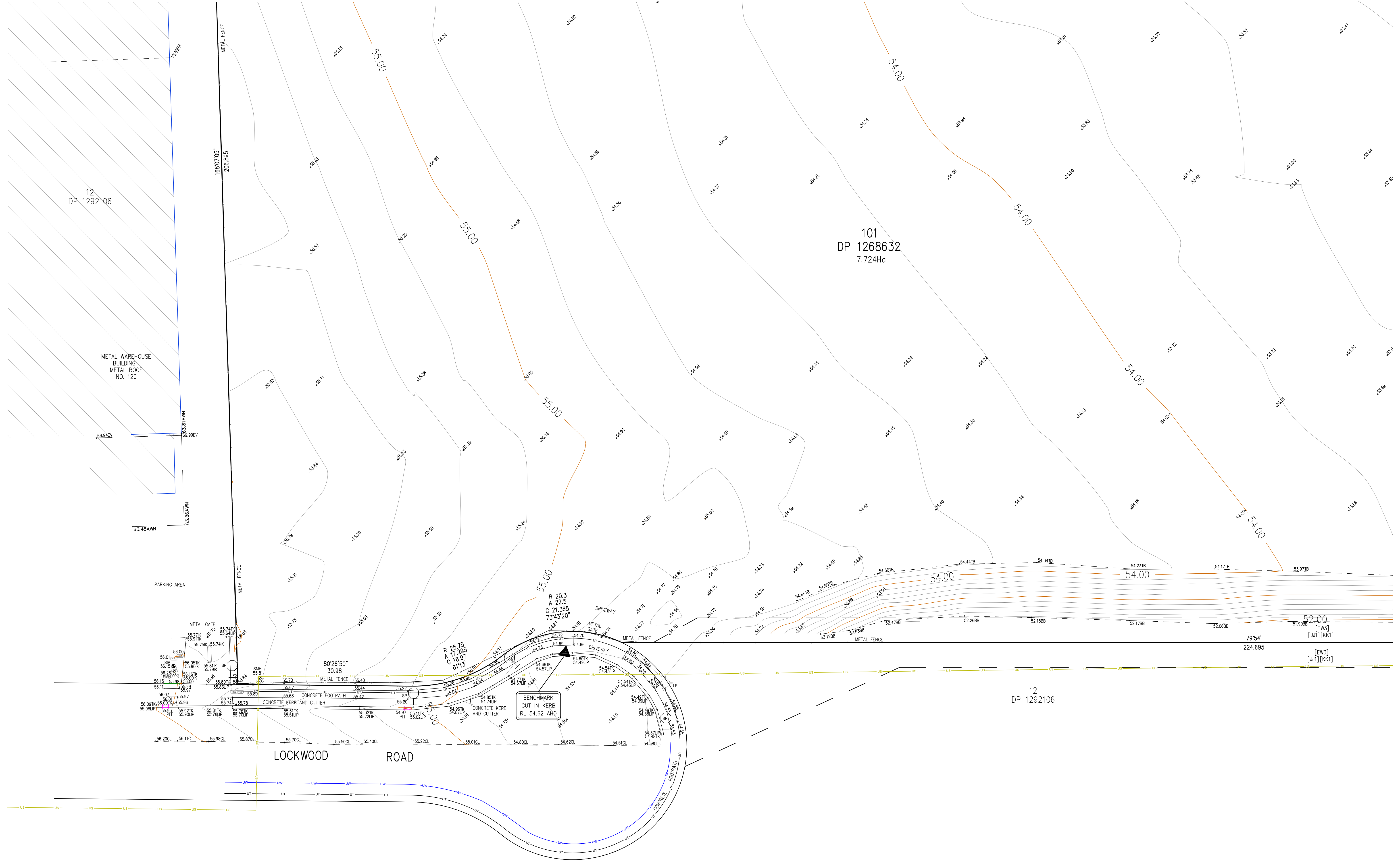
TSS TOTAL SURVEYING SOLUTIONS

CLIENT:

STACK INFRASTRUCTURE

JOB No:	240782
ADDRESS:	78 LOCKWOOD ROAD, EASTERN CREEK
TITLE:	PLAN SHOWING DETAIL & LEVELS OVER LOT 101 IN DP1268632

DRAWING NUMBER		LGA	
240782-2		PENRITH	
DATUM AHD	SOURCE SSM159156	CONTOUR INTERVAL 0.2m MINOR / 1m MAJOR	
SCALE 1:300		REV.	A1
SHEET 4/6		1	



POINT SUFFIX LEGEND			
EB - EDGE OF BITUMEN	WB - BOTTOM OF WINDOW	TEL - TELSTRA PIT	(-0.20A) - UTILITIES DEPTH & CLASS
TB - TOP OF BANK	EV - EAVES	INV - INVERT LEVEL	ELEC - ELECTRICAL PIT
BB - BOTTOM OF BANK	RR - ROOF RIDGE	WM - WATER METER	PP - POWER POLE
WT - TOP OF WINDOW	FL - FLOOR LEVEL	SV - STOP VALVE	BM - BENCHMARK
			Ø4/S10/H16 - DIAMETER/SPREAD/HEIGHT

1	18/01/2026	UNDERGROUND SERVICE INFORMATION ADDED	JF	
0	18/11/2024	FIRST ISSUE	BN	RA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

SYMBOL LEGEND			
BM BENCH MARK	SIP SEWER INSPECTION PIT	STAY POLE	NBN PIT
EBOX ELECTRICAL BOX	FH FIRE HYDRANT	G GAS VALVE	SMH SEWER MANHOLE
LP LIGHT POLE	TL TRAFFIC LIGHT	W WATER VALVE	SV STOP VALVE
PP POWER POLE	TS TRAFFIC SIGNAL BOX	VENT SEWER VENT	HYD WATER HYDRANT
SMH SURVEY MARK	TAP WATER TAP	MANHOLE	WM WATER METER
FHR FIRE HOSE REEL	STATE SURVEY MARK	COMMS PIT	GM GAS METER
DP DOWN PIPE	MAILBOX	OPTUS PIT	ANT ANTENNA
UNIDENTIFIED POLE	TPIL TELSTRA PILLAR	TELSTRA PIT	ATM
PARKING METER	BH BORE HOLE	ELECTRICITY PIT	BOL BOLLARD
SIGN POST	EOT END OF TRACE	CAMERA	AIR CONDITIONER

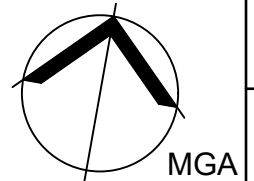


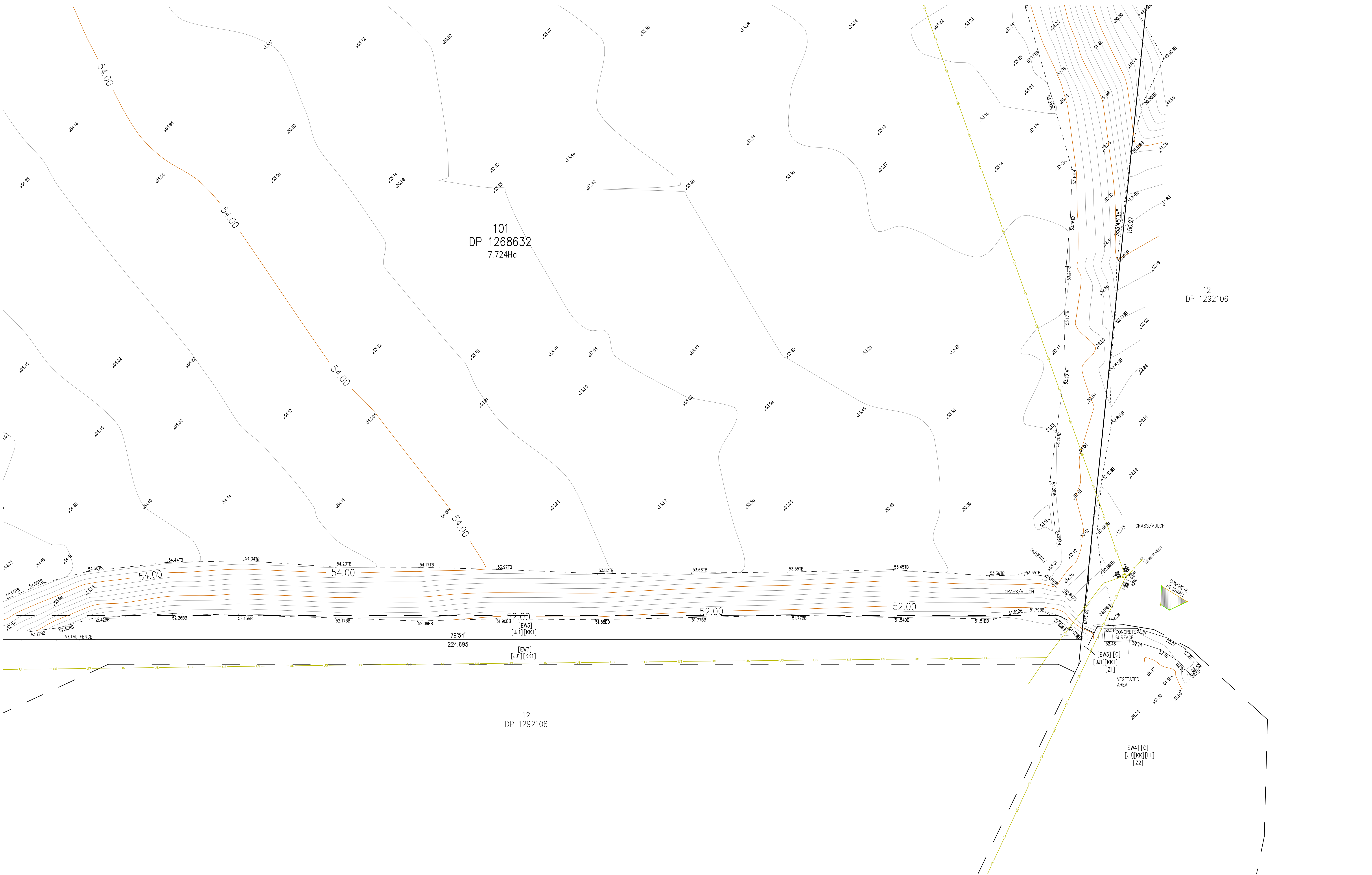
TSS TOTAL SURVEYING SOLUTIONS

CLIENT:

STACK INFRASTRUCTURE

JOB No:	240782
ADDRESS:	78 LOCKWOOD ROAD, EASTERN CREEK
TITLE:	PLAN SHOWING DETAIL & LEVELS OVER LOT 101 IN DP1268632

DRAWING NUMBER		LGA	
240782-2		PENRITH	
DATUM AHD	SOURCE SSM159156	CONTOUR INTERVAL 0.2m MINOR / 1m MAJOR	
SCALE 1:300	 MGA	REV.	A1
SHEET 5/6		1	



POINT SUFFIX LEGEND				SYMBOL LEGEND				CLIENT: STACK INFRASTRUCTURE	JOB No: 240782	DRAWING NUMBER 240782-2		LGA PENRITH	
EB - EDGE OF BITUMEN TB - TOP OF BANK BB - BOTTOM OF BANK WT - TOP OF WINDOW	WB - BOTTOM OF WINDOW EV - EAVES RR - ROOF RIDGE FL - FLOOR LEVEL	TEL - TELSTRA PIT INV - INVERT LEVEL WM - WATER METER SV - STOP VALVE	(-0.20A) - UTILITIES DEPTH & CLASS ELEC - ELECTRICAL PIT PP - POWER POLE BM - BENCHMARK Q/4/S10116 - DIAMETER/SPREAD/HEIGHT	BM BENCH MARK EBOX ELECTRICAL BOX LP LIGHT POLE PP POWER POLE SURVEY MARK FHR FIRE HOSE REEL DP DOWN PIPE UNIDENTIFIED POLE PARKING METER SIGN POST	SIP SEWER INSPECTION PIT FH FIRE HYDRANT TL TRAFFIC LIGHT TS TRAFFIC SIGNAL BOX WATER TAP STATE SURVEY MARK MAILBOX TELSTRA PILLAR BH BORE HOLE EOT END OF TRACE	SP STAY POLE G GAS VALVE W WATER VALVE SV SEWER VENT MH MANHOLE OPTUS PIT COMMS PIT TELSTRA PIT ELECTRICITY PIT CAMERA	NBN PIT SEWER MANHOLE STOP VALVE WATER HYDRANT WATER METER GAS METER ANTENNA ATM BOL BOLLARD AIR CONDITIONER			DATUM AHD	SOURCE SSM159156	CONTOUR INTERVAL 0.2m MINOR / 1m MAJOR	REV. 1
118/01/2026	UNDERGROUND SERVICE INFORMATION ADDED			JF				TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOT 101 IN DP1268632	SCALE 1:300 SHEET 6/6				
018/11/2024	FIRST ISSUE			BN	RA								
REV DATE	DESCRIPTION			DRAWN	CHECKED								

11 Appendix C – Penrith City Council Flood Level Enquiry

Our reference: P-1092958-B3G8
Contact: Dr Elias Ishak
Telephone: 4732 7579

17 February 2026

**Matthew Buttarelli
55 Market Street
SYDNEY NSW 2000**

Dear Matthew Buttarelli,

**Flood Level Enquiry
Lot 101 DP 1268632 – No 143 Lockwood Road Erskine Park**

Please find enclosed Flood Level information for the above property.

Should you require any further information please do not hesitate to contact me on 4732 7579.

Yours sincerely



Dr Elias Ishak

Senior Engineer – Floodplain Management

Flood Information

Lot 101 DP 1268632 – No 143 Lockwood Road Erskine Park.

Date of Issue: 17 February 2026

The mainstream 1% AEP flood levels affecting the above property are estimated to be RL51.6m AHD at the south-eastern boundary and RL50.8m AHD at the north-eastern boundary.

The mainstream PMF flood levels affecting the above property are estimated to be RL52.4m AHD at the southern boundary and RL51.9m AHD at the northern boundary.

Please note that Council is currently in the process of undertaking a flood study for the Erskine Park catchment.

Property less than 0.5m above the 1% AEP flood level is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. The Penrith Development Control Plan 2014 is available from Council's website penrith.city.



Definitions

AEP – Annual Exceedance Probability – the chance of a flood of this size occurring in any one year.

AHD – Australian Height Datum – A standard level datum used throughout Australia, approximately equivalent to mean sea level.

Notes:

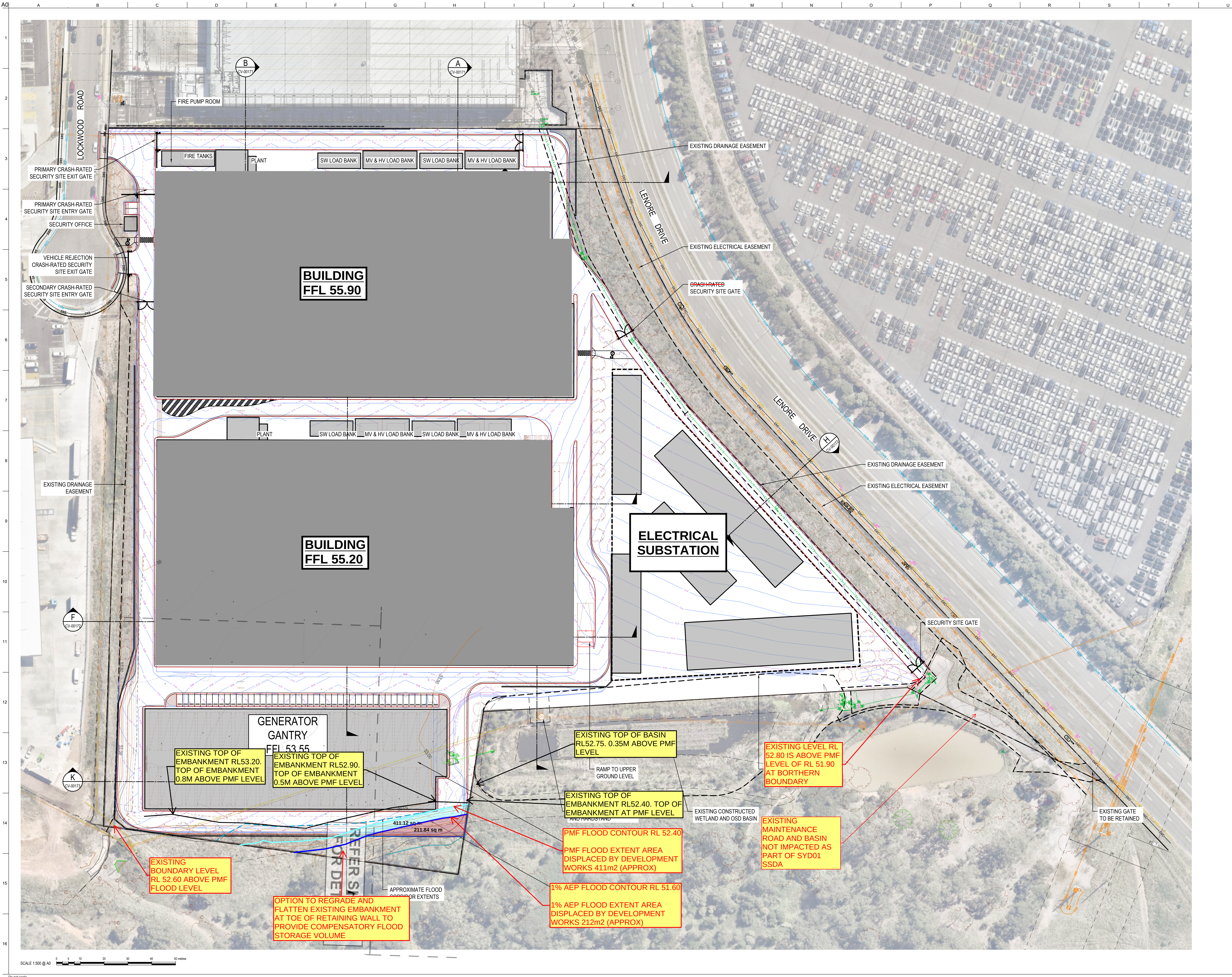
1. The contours shown above in yellow numbering are at 0.5m intervals and are based on Aerial Laser Scanning (ALS) Survey undertaken in 2002. The contour levels are approximate and for general information only. Accurate ground levels should be obtained by a Registered Surveyor.
2. The flood level is based on current information available to Council at the date of issue. The flood level may change in the future if new information becomes available. The 1% AEP flood is the flood adopted by Council for planning controls. Rarer and more extreme flood events will have a greater effect on the property.
3. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
4. This property is shown on Council's flood mapping as potentially so affected.
5. Council imposes flood related development controls where, in its opinion, such controls are justified. Such controls may or may not be imposed with respect to this property in the event of an application for development consent.
6. If a development proposal is submitted with respect to this property, Council will consider the possibility of flood or overland flow in the context of the application. Council may impose a requirement that the applicant for development consent carry out a detailed assessment of the possible overland water flows affecting the property (a flood study) and/or may impose other controls on any development designed to ameliorate flood risk.
7. You are strongly advised if you propose to carry out development upon the property, that you retain the assistance of an experienced flooding engineer and have carried out a detailed investigation.
8. Council accepts no liability for the accuracy of the flood levels (or any other data) contained in this certificate, having regard to the information disclosed in Notes "1" to "4". As such you should carry out and rely upon your own investigations.

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city

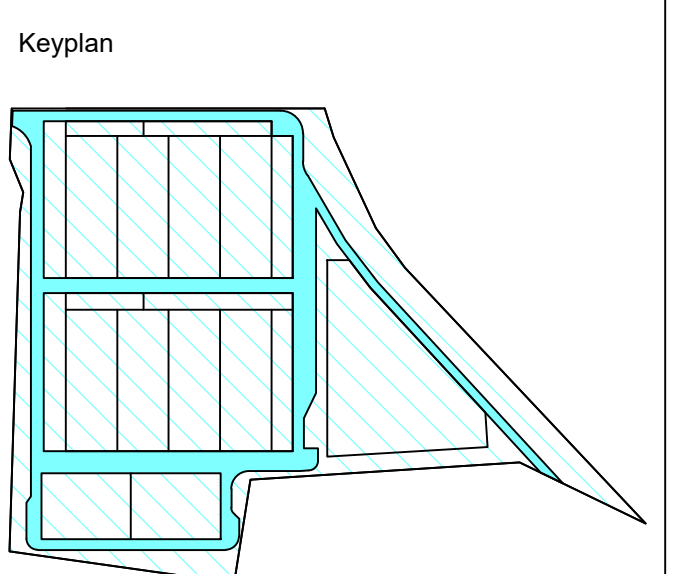
A blue ink signature of Dr Elias Ishak, written over a horizontal line.

Dr Elias Ishak
Senior Engineer – Floodplain Management

12 Appendix D – Development Works within 1% AEP Flood and PMF Extents



- NOTES:**
1. FOR LEGENDS, GENERAL NOTES AND SPECIFICATION, REFER TO DRAWING SERIES SYD01-ACR-DR-CV-00101.
 2. FOR TYPICAL SECTIONS, REFER TO DRAWING SERIES SYD01-ACR-DR-CV-00101.
 3. FOR BULK EARTHWORKS PLANS, REFER TO DRAWING SERIES SYD01-ACR-DR-CV-20101.
 4. FOR SITEWORKS AND ROAD PLANS, REFER TO DRAWING SERIES SYD01-ACR-DR-CV-30101.
 5. FOR PAVEMENT PLANS, REFER TO DRAWING SERIES SYD01-ACR-DR-CV-40101.
 6. FOR VEHICLE SWEPH PATHS PLANS, REFER TO DRAWING SERIES SYD01-ACR-DR-CV-60101.
 7. FOR FENCE SETOUT PLAN, REFER SERIES SYD01-ACR-DR-CV-80101.
 8. FOR COMBINED SERVICES PLANS, REFER TO DRAWING SERIES SYD01-ACR-DR-CS-00101.
 9. FOR STORMWATER PLANS, REFER TO DRAWING SERIES SYD01-ACR-DR-SW-00101.



Rev	Date	Description
P1	30.01.26	SCHEMATIC DESIGN ISSUE

Civil

Ac OR
CONSULTANTS

Structures

RINCOVITCH

Architect

Genton

Consultant - MEP

LCI LCI CONSULTANTS
ARTELIA GROUP

Client

STACK
INFRASTRUCTURE

Project Title

LOCKWOOD ROAD DC
78 Lockwood Road
Erskine Park NSW 2759

Drawing Title

GENERAL ARRANGEMENT PLAN

Scale at A0

A0 1:500

Role

CIVIL

Subsidiary

SCHEMATIC DESIGN

By

Author JK

Checker JC

Appr MB

Internal Job No

NA251463

Rev

P1

Name

SYD01-ACR-DR-CV-00160